

STAFF DECISION

TO: File *DEM*
FROM: David E. Miller, AICP, Community & Economic Development Director
DATE: March 26, 2018
SUBJECT: Preliminary Short Plat and Binding Site Plan Review and Approval
for PLN2016-0246 Cedar River Apartments, Cedar River Partners
LLC

I. INTRODUCTION

Applicant: Shelter Holdings, Cedar River Partners, LLC
11624 SE 5th Street, Suite 210
Bellevue, WA 98005
Attention: Eric Evans

Site Location: SE corner 438th and SE North Bend Way, 44124 SE North bend Way

Project Description: Subdivide 21.02 acres into 5 lots, demolish a house and barn existing on the property, and construct a complex consisting of townhouses, apartments, and a leasing office, totaling 34 buildings, with 212 multifamily units. The project will include construction of storm drainage facilities, sewer, water main, and franchise utility extensions, along with frontage improvements on North Bend Way. The project proposes to cluster the units on approximately 17 acres and the remaining approximately 4 acres will be dedicated to the City as a park. Two access driveways are proposed onto North Bend Way into the project.

Review Process: Type I, Administrative

Project Schedule:

Preliminary Application Submitted:	March 29, 2017
Determination of Complete Application:	March 31, 2017
Notice of Application:	April 12, 2017
NOA Comment Period End:	April 27, 2017
Concurrency certificate Issued:	March 21, 2018
DNS Issued:	April 6, 2018

DNS Comment Period End: April 23, 2018
Short Plan/Binding Site Plan Approval Date: April 24, 2018

Exhibits:

1. Preliminary Short Plat
2. Binding Site Plan
3. Landscape Plan
4. Land Use Application, March 29, 2017
5. Concurrency Certificate, March 29, 2018
6. Unconditional Water Certificate of Water Availability issued by King Co. Department of Development & Environmental Services dated 10/13/2016
7. Conditional Water Certificate of Water Availability issued by King Co. Department of Development & Environmental Services dated 10/13/2016
8. Title Report
9. SEPA Checklist
10. Traffic Impact Analysis, Transpogroup, Sept. 2017, Traffic Impact Analysis Update, Transpogroup, December 7, 2017
11. Technical Information Report, December 2017
12. Determination of Complete Application, March 31, 2018
13. Notice of Application, April 12, 2017
14. Affidavits of Mailing and publication, April 11, 2017 & April 12, 2017
15. Perteeet Review Memoranda, dated 5/18/2017 & 11/15/2017
16. SEPA Mitigated Determination of Non-Significance (MDNS), Issued April 6, 2018
17. Affidavits of mailing and publishing of SEPA MDNS
18. Code Compliance review from North Bend Municipal Code
19. Comprehensive Plan Compliance Review
20. Public Comments Received during the comment period from April 12, 2017 to April 27, 2017.
21. Eastside Fire & Rescue Comments, July 17, 2017

II. BACKGROUND INFORMATION:

Size: 21.02 Acres
Land Use: Employment Park
Zoning: EP-1, Employment Park Zoning with MPOD Zoning Overlay District
Comprehensive Plan Designation: Industrial

Site Description: The project site fronts SE North Bend Way on its south, businesses including contractor yards to the west, and the West Snoqualmie Valley Trail owned by the King County Parks Department on the north and east. The parcel number is 1423089010 and the address is 44124 SE North Bend Way. The project proposed to demolish the dilapidated single-family residence and barn that exist on the property and construct a

complex consisting of 25 townhouse buildings and 8 apartment buildings and a leasing office/community center, totaling 34 buildings. It is proposed that two roadways (one public at the park and one private) will access the site from SE North Bend Way to serve the new buildings. The project also involves the construction of storm drainage facilities and sewer, watermain and franchise utility extensions. The project requires the construction of approximately 2,500 lineal feet of frontage improvements and a roundabout at the intersection of 436th Avenue and SE North Bend Way. The residential apartment and townhouses are clustered at the northwestern 16.76 acres of the property, leaving the City of North Bend approximately 4.26 acres of property to become a city park and 10,000 square feet of recreation serving retail. Several existing trees along the frontage of SE North Bend Way are to remain and there is significant vegetation and trees along the West Snoqualmie River Trail along the north and west of the property.

III. PROJECT ANALYSIS:

A. DEVELOPMENT REVIEW PROCESS

The project is being processed as a binding site plan and short plat subdivision in conformance with the provisions of the North Bend Municipal Code Sections 17.2, Subdivisions and Short Subdivisions and 17.12 Binding Site Plans. The applicant has submitted a Preliminary Short Plat to subdivide the 21.02- acre property into five parcels identified as Lot 1 at 402,366 SF of residential townhomes, Lot 2 at 322,883 SF of apartments, Tract A at 152,903 SF of public park, Tract B at 7,442 SF of open space and Tract C at 5,040 SF of open space. Note that the overall park area includes the contiguous 3.51 acres of open space (Tract A), 0.17 acres of open space (Tract B), 0.11 acres of open space (Tract C) and the 0.46-acre public road and parking serving the park; totaling 4.26 acres of park. Short subdivisions (short plats) and binding site plans are to be processed as Type I, administrative, permit applications per Section 20.01.004 of the North Bend Municipal Code.

B. PROPOSED DEVELOPMENT AND IMPROVEMENTS

General Description

1. In accordance with NBMC Title 17 and Table 20.01.004, binding site plans and short plat subdivisions are processed as Type I, Administrative permits.
2. The proposed project has been reviewed under the provisions of the State Environmental Policy Act (SEPA). A Determination of Non-Significance was issued on April 6, 2018. Several SEPA comments were received and considered by the City prior to preparing the

MDNS for the project. SEPA comments received within the Notice of Application comment period are attached as Exhibit 20.

3. The proposed project has been reviewed and found to be consistent with the North Bend Comprehensive Plan.
4. Subject to the conditions recommended below, the proposed project is consistent with the requirements of the North Bend Municipal Code.
5. The statutory requirements for environmental review under the State Environmental Policy Act and public notification has been duly satisfied.

Streets/Sidewalks

The plat shall adhere to the North Bend Municipal Code Chapter 19.05 Design and Construction Standards for Streets, unless otherwise specified herein.

Roadway improvements shall be dedicated to the City of North Bend for ownership and maintenance, unless otherwise specified herein.

Access to the site will be from SE North Bend Way. Half-street frontage improvements are required to be installed along the frontage of SE North Bend Way consistent with NBMC 19.05.020 (D) North Bend Way. Multi-family projects that contain drive aisles are permitted flexibility in road design standards. Minimum drive aisle widths must meet NBMC 15.18.250 (B)(1) and shall have an unobstructed width of no less than 20 feet. In addition, road curves shall meet minimum radii to allow free movement of the Eastside Fire and Rescue E-One Ladder Truck. Internal drive aisles associated with the project shall be privately owned and maintained.

A roundabout shall be constructed at SE North Bend Way and 436th Ave SE as part of the projects frontage improvements and pursuant to concurrency, as further described below in the Traffic section. The developer of the proposed River Run development is anticipated to build a roundabout at 436th Ave SE and SE 136th Street. The Cedar River apartment developer is obligated through the payment of transportation impact fees to fund a share of the new roundabout planned for SE 14th Avenue and SE 436th Avenue, meeting the development's proportional share of the improvement equal to the percentage of impact this development has upon this intersection. Both roundabouts shall be owned and maintained by the City and constructed per City standards.

A reduction of the speed limit along the projects frontage from 50 mph to 40 mph has been requested by the developer. The Public Works Director and the City's Transportation and Public Works Committee members are in support of this request. An Ordinance for City Council approval to reduce the speed limit will be submitted shortly after SEPA determination.

Since a bike lane is required per half street frontage improvements along SE North Bend Way in the westbound direction, the City has required an additional 4' wide strip of pavement in the eastbound direction to accommodate bicyclists to travel in the opposite direction.

Parking

A minimum of 2 parking spaces per dwelling unit are required to meet the City's residential parking standards. These spaces are provided through a combination of garages, driveways, guest parking in open lots and covered parking. NBMC 18.16.090.

Stormwater

The project will result in the creation of new impervious area. The applicant is proposing to accommodate drainage from the proposed improvements with a combination of private roof infiltration trenches for each building and private bio retention facilities for paving and sidewalk areas, and bio retention swales along SE North Bend Way with an emergency overflow to the public storm drainage system in SE North Bend Way.

The developer requested a storm drainage variance on December 5, 2018 to discharge stormwater in a location other than the natural discharge location for the project's frontage. The variance was requested by the developers' civil engineer because there is no suitable public storm drainage system downstream of the project site along the north side of SE North Bend Way. The Public Works Director reviewed and approved this variance on December 19, 2017 to allow the emergency overflow conveyance system to discharge at the southeast corner of the SE North Bend Way and 436th Ave SE intersection since there is an existing drainage swale to safely convey emergency stormwater overflows downstream.

The project's stormwater system shall be designed consistent with the 2009 King County Surface Water Design Manual (KCSWDM). The DOE Stormwater Management Manual for Western Washington can be used to size the bio-retention swales. The 2012 LID Technical Guidance Manual for Puget Sound, and city code requirements for bio-retention swales 19.05.010V, shall be used and confirmed upon engineering review.

Because the project is being proposed using Low Impact Development standards in the North Bend Municipal Code, the City will not take on maintenance of the storm drainage system outside the roadway prism. Therefore, the maintenance of all treatment, retention and infiltration cells and other drainage features outside the roadway prism will be the responsibility of the owner of the property.

The property owner shall be responsible and assure the operation and maintenance of the storm drainage system in the plat outside of the roadway prism. The face of the plat should include a note reflecting the apartment owner's responsibility for stormwater system maintenance. The City will maintain storm mainline piping and catch basins in the roadway prism. The roadway prism should be defined as from back of curb to back of curb or back of curb to edge of pavement within the ROW.

Sewer

The plat will be served by public sanitary sewer. The sewer system will be a piped gravity collection system connected to the existing sewer main on SE North Bend Way. The system shall be designed and installed to City specifications and the Washington State Department of ecology's Criteria for Sewage Works Design.

This parcel is subject to a Utility Local Improvement District No. 6 sewer assessment that is currently under reassessment.

Water

The plat is outside of the City's water service area. A water distribution system will be designed and installed throughout the plat. Water service will be provided from the existing water main in SE North Bend Way. The water system should be designed and installed in accordance with Sallal Water Association standards and will be approved through and owned by the Sallal Water Association, the water provider to this area. The applicant has received an unconditional water certificate (Exhibit 6) for 110 dwelling unit and a conditional water certificate for another 102 units (Exhibit 7).

Fire hydrants shall be installed per North Bend Municipal Code and Eastside Fire and Rescue requirements.

To demonstrate that adequate water pressure and fire flow are available to serve the development, the applicant should provide a hydraulic analysis modeled for the development prior to engineering plan approval. Fire flow will need to meet the requirements of the State of Washington Water System Design Manual, North Bend Municipal Code, and International Fire Code. Post construction of the water lines actual field fire flows will be required. If actual fire flows are not achieved, additional mitigation will be required.

Landscaping

The developer has submitted a preliminary landscape plan identifying proposed landscaped areas and tree locations. The developer has proposed street trees along all of the proposed roadways throughout the development. Several trees along the North Bend Way frontage are proposed to be retained. The requirements of the Cities' Tree Preservation Ordinance will be applied to all proposed tree removals. The applicant has proposed common area open space site furniture and playground equipment as well as a 4.26-acre public park. Design for the on-site facilities has been reviewed and approved by the Cities' Parks Commission. The applicant has also proposed to coordinate a connection from the new public park to the Snoqualmie Valley Trail with the King County Park Department. The landscape plan includes a Type 2 transitional landscape buffer against the SVT, consistent with the MPOD overlay zone.

The development must meet all requirements of NBMC 18.18 Landscaping and 19.05.010V for LID Stormwater approaches.

Clearing & Significant Trees

The developer has met the requirement to retain 30% of the significant trees on the site, as per NBMC19.10.093. To protect the significant trees, temporary construction fencing shall be provided around the root protection zones of all significant trees to be retained as well as off-site trees in proximity of on-site improvements to be constructed. The temporary fencing should be maintained during all construction activity.

Density Calculations

The developer has 21.01 acres in the Tanner Landing Master Plan Overlay District (Tanner Landing MPOD) Provides for a maximum residential density of 212 units. With 212 residential units, the developer is right at the maximum density for the property.

Dimensional Requirements

NBMC Section 18.10.040 establishes the minimum Bulk and Dimensional Standards for the HDR Zone. The Tanner Junction MPOD zones varies from those standards in the following areas:

- Frontage setbacks along North Bend Way shall be a minimum of 20 feet. Type 2 landscaping, per Chapter NBMC, shall be provided within the 20-foot setback along North Bend Way, except where biochannels exist.
- The rear yard setback shall be a minimum of 20 feet.
- A minimum of 22 feet minimum distance shall be provided between any multi-family structure containing 6 or fewer units or associated building and 30 feet between any multifamily structure containing 7 units or more and any other associated building.
- Height of any structures located adjacent to North Bend Way shall not exceed two stories and the roof pitch shall be 6:12 for the primary roofline.
- Required residential recreational and common space for the residential uses shall be as provided in Chapter 17.25 of the NBMC unless otherwise approved by the city in consideration of other park or open space land provided.
- For residential developments, a mix and diversity of multi-family structures shall be provided including duplex, triplex and fourplex. No more than 20 percent of the total number of buildings shall contain the maximum of 10 dwelling units per building allowed under the HDR zone and such buildings shall not be located adjacent to North Bend Way.
- All other requirements of NBMC Chapter 18.10.025(C)(2). No building permit shall be issued unless the permit applications are consistent with the NBMC.

Open Space, Parks & Trails

NBMC Chapter 17.25, *Residential Recreation and Common Space Standards*, guides the provision of park and recreation land and facilities within new residential developments. Ordinance 1611A provides additional guidance.

- “A minimum of three trail access connections from the east-west through street to the Snoqualmie Valley Trail shall be provided within the mixed residential and office commercial area. Trail connections shall be constructed to the requirements of NBMC Chapter 17.25.”
- “The site planning for the mix of uses, if any, shall be coordinated to provide view corridors from public and residential areas. Buildings shall be oriented to create a minimum of three (3) unobstructed sixty (60)-foot wide view corridors through the site to Mt. Si and Tanner Landing Park, providing visual penetrations through the site to the natural features of Mt. Si and Tanner Landing Park. An unobstructed view corridor means there are no buildings within such view corridor.”
- “Required recreation and common space, as provided per Chapter 17.25 NBMC, should be located to connect with the Snoqualmie Valley Trail corridor and coordinated with the location of the required trail access from the development.”
- “An area east of the Mixed Residential and Office Commercial area shall contain approximately 3.87 acres dedicated and conveyed to the City of North Bend for use as a public park...The park shall be named after the property owner upon dedication to the city of North Bend: ‘the Dahlgren Family Park.’”

Traffic

The applicant submitted a Traffic Impact Analysis (Exhibit 8) finding that the project generates 1,298 new daily trips, 99 new AM peak hour trips and 119 new PM peak hour trips. With cumulative traffic plus this project levels of service at SE North Bend Way/436th Ave. SE deteriorate to level of service F and require signalization or construction of a roundabout. The City of North Bend has a traffic improvement policy of requiring roundabouts to avoid long term maintenance; and the expensive traffic engineering staff and infrastructure to operate a signal system. This is the most significant intersection impact from this development. The SE North Bend Way and 436th Ave. SE intersection is the only intersection reaching LOS F from this development. The 436th Ave. SE/136th Ave. SE intersection is pushed over the LOS E threshold when the River Run Apartments are taken into consideration, and this impact will require a second roundabout. The TIA notes that no increase in traffic accidents are anticipated with the recommended improvements and that the two access points into the development meet safety requirements. The North Bend Way/SE 426th roundabout is listed on the City’s Capital Improvement Plan and the developer has agreed to install this improvement. The City is crediting the developer’s transportation impact fee in the amount of the cost of the roundabout.

Concurrency

Pursuant to NMMC 20.12.020, a Certificate of Concurrency (Exhibit 9) was issued for the short plat application for roads, streets, stormwater, and sewer on March 29, 2018, by the City of North Bend Public Works Department. Water service is provided by the Sallal Water Association. The Sallal Water Association has issued a Certificate of Availability for the 110 units in Phase 1 (Exhibit 6) and a Conditional Certificate of Water Availability for the 102-unit Phase 2 (Exhibit 7).

Fire

All water system requirements for fire pressure, transmission line sizing and standpipe locations, fire hydrant locations, fire sprinkling of all building in the development required by fire code to be sprinkled, emergency vehicle maneuvering and turn around requirements, and other code-related fire requirements shall be met in all site, utility and building plans as required by the Eastside Fire and Rescue Department.

C. PUBLIC COMMENT – NOTICE OF APPLICATION

The public comment for the Notice of Application ran from April 12, 2017 to April 27, 2017. These comments are included as Exhibit 22. Additional public comments were received after the closing date for receipt of comments on April 27, 2017, and were considered in the SEPA analysis and determination.

STATE ENVIRONMENTAL POLICY ACT (SEPA) REQUIREMENTS

A SEPA Mitigated Determination of Non-Significance(MNDS) was issued on April 6 ,2018 and is attached as Exhibit 18.

APPROVAL CRITERIA AND ANASLYSIS

A more detailed review of this project application according to the North Bend Municipal Code applicable chapters and the North Bend Comprehensive Plan may be found on the Code Compliance Review, attached as Exhibit 20 to this staff report.

ENVIRONMENTAL REVIEW (SEPA)

An environmental checklist was prepared for PLN2016-0246 by the applicant's consultant pursuant to NBMC Section 14.04.070 and submitted to the City on March 29, 2017. The City retained the legal and environmental firm of Van Ness Feldman to conduct the SEPA review

from the environmental checklist along with several technical studies including, but not limited to:

- Flood Study and LOMAR by West Consultants approved by FEMA in 2017. Preliminary Tree Protection Plan, July 14, 2014, Washington Forestry Consultants
- Wetland and Fish and Wildlife Habitat Assessment Report, Shelter Holdings, Dahlgren Properties, December 2016
- Transportation Impact Analysis Update, Transpo Group, December 7, 2017, including all previous TIA reports and memoranda
- Technical Information Report for Dahlgren Property, CORE Design, August 2017
- Tree Evaluation, Washington Forestry Consultants, Inc, Forestry & Vegetation Management Specialists, August 30, 2017
- Wetland & Fish & Wildlife Habitat Assessment & Spotted Owl (*Strix occidentalis caurina*) Habitat Assessment, Soundview Consultants, January 17, 2018
- Cultural Resources Inadvertent Discovery Protocol, Dahlgren Property, North Bend, King County, WA, (Technical Memo 1802S-1), Cultural Resource Consultants, January 29, 2018

In addition to the technical studies and environmental checklist the City of North Bend received several comment letters focusing on the environmental review of this project. These comments were taken into consideration in Van Ness SEPA review and in the MNDS determination, Exhibit 16.

Environmental issues highlighted in the environmental checklist and in public comment as having the potential for significant environmental impact were: traffic, storm water, flooding, wildlife, and views of surrounding natural features (e.g., Mt. Si and Rattlesnake Ridge). A thorough review of all City policies and ordinances for implementation of mitigation measures provided for resolution of a number of potential adverse impacts. The staff recommended changes to the project application, conditions of approval and SEPA mitigation measures together sufficiently mitigate any potentially significant adverse impacts from the project. For additional detail please refer to the SEPA review document by Van Ness Feldman, attached as Exhibit 16. Consequently, the City of North Bend has issued the attached Mitigated Determination of Non-Significance (Exhibit 16).

IV. STAFF FINDINGS, DECISION AND CONDITIONS

Findings

1. The application PLN2016-0246 for short plat and binding site plan approval is consistent with the North Bend Municipal Code
2. The application PLN2016-0246 for short plat and binding site plan approval is consistent with the North Bend Comprehensive Plan

3. The application PLN2016-0246 for short plat and binding site plan meets all statutory requirements of the Washington State Growth Management Act
4. The application PLN2016-0246 for short plat and binding site plan is consistent with the Washington State Shoreline Management Act
5. The application PLN2016-0246 for short plat and binding site plan meets all statutory requirements of the Washington State Subdivision Act
6. The application PLN2016-0246 for short plat and binding site plan meets all statutory requirements of the Washington State Environmental Policy Act

Decision

Based upon information and analysis provided in this staff report and the environmental review conducted by Van Ness Feldman, this application for Preliminary Short Plat Approval and Preliminary Binding Site Plan Approval, PLN2016-0246, is hereby APPROVED, subject to the conditions of approval below the conditions of approval of the SEPA Mitigated Determination of Non-Significance. The Preliminary Short Plan and Preliminary Binding Site Plan Approval become effective immediately following the MNDS appeal period.

Conditions of Approval

General

1. The north-south public street serving as access to the Snoqualmie Valley Trail from North Bend Way shall be dedicated to the City of North Bend with the recording of the final short plat. Construction of this street shall be completed and accepted by the City Public Works Director prior to issuance of any certificate of occupancy for any building constructed in Phase 1 of the development.
2. Where buildings front onto the public north-south street serving the public park and access to the Snoqualmie Valley Trail the landscaped strip at this location shall include street trees and tree grates. Remaining areas of the landscaped strip shall be planted with street trees and ground cover.
3. The applicant shall utilize funds up to the amount of the required park impact fees to design and build the 4.26-acre public park improvements. The developer shall receive credit for the amount of park impact fees required to be paid for the 212 residential units for the value of the public park improvements.
4. The 4.26-acre public park shall be dedicated to the City of North Bend prior to the issuance of any building permits for the development. At that time all existing structures shall have been removed from the site. The City may defer the dedication of the park site until after park improvements are completed by the developer. All park improvements must be completed prior to issuance of a certificate of occupancy for the last residential building in the development.

5. The developer shall design and install the roundabout on North Bend Way and 436th Avenue SE. Pursuant to RCW 82.02.060(4), the City shall apply a credit to the developer's transportation impact fees in the amount of the value of the roundabout provided by the developer, minus the amount of the actual costs which are attributable to the developer's frontage improvements in the area where the roundabout is located.
6. The developer shall construct all wet and dry utilities and all frontage public improvements along North Bend Way and have these improvements accepted by the Public Works Director prior to issuance of any certificates of occupancy for any residential building in the development.
7. The traffic impacts from this development are documented in the Traffic Impact Analysis and subsequent two Addenda (Exhibit 10). Major impacts include the intersections at SE North Bend Way and 436th Ave SE. The developer agrees to design and construct the roundabout at North Bend Way and 436th Avenue. Pursuant to RCW 82.02.060(4) and NBMC 17.38.050, the City agrees to credit the cost of the design and construction of the of the roundabout at SE North Bend Way and 436th Ave SE against the required traffic impact fees of the developer, after the calculated value of the frontage improvements required at the intersection have been subtracted from the cost of the design and construction of the roundabout. All construction must be completed and accepted by the City of North Bend Public Works Director prior to any certificate of occupancy for any residential building in the development. Other street improvements necessary from the TIA for the River Run project will be funded from the remainder of the traffic impact fee.
8. The developer shall pay all development impact fees required by the North Bend Municipal Code for each building prior to issuance of building permits for each building in the development.
9. The developer shall coordinate all roadway and trail connections from the north-south public street to the Tanner Junction Park site with the King County Parks Department and shall construct these improvements to the Snoqualmie Valley Trail.
10. The developer shall apply for any sign permits necessary to identify the Cedar River Apartment development to the City of North Bend and receive sign construction permits from the Building Division of the Community and Economic Development Department prior to constructing any signs on the property.
11. The developer shall apply for and receive permits for grading and clearing the site from the City of North Bend prior to commencing any grading and clearing on the site.
12. Engineering review of the final public improvement plans has not been completed at the time of the binding site plan and short plat administrative approvals. The applicant acknowledges that the final review of these plans may result in changes to the staff report and conditions of approval. In the event that the review of final improvement construction drawings reveals any additional requirements not yet discovered in the review of this project, the requirements imposed by the Public Works Director as a result

of the final approval of the public improvement construction drawings shall prevail over the conditions of this administrative approval.

13. The applicant shall construct the Snoqualmie Valley Trail pedestrian crossing at North Bend Way to ensure the safety of hikers and bikers. This crossing shall include thermoplastic striped pedestrian painting, flashing warning lights on both sides of the roadway, caution pedestrian and bicycle crossing warning signs, rumble bars prior to the crossing sufficient to warn drivers of the crossing, speed limit reduction signs and any other safety measures reasonably recommended by the Public Works Department. All construction must be completed and accepted by the City of North Bend Public Works Director prior to any certificate of occupancy for any residential building in the development.
14. The final engineering plans and final plat shall conform to all applicable provisions of the North Bend Municipal Code and City of North Bend Standards and Specifications.
15. Prior to engineering plan approval, the applicant shall enter into a developer extension agreement (DEA) with the City consistent with the requirements of the NBMC 19.01.200. Appropriate bonds, insurance and plan review and inspections fees shall be provided by the applicant as detailed in the agreement.
16. Prior to the City's acceptance of the roadway and utility improvements for the subdivision, the applicant shall provide the City with 3 paper sets of draft as-built plans containing all constructed site improvements. Upon approval by the City of the draft as-built plans, the applicant shall submit mylars for signature, as well as electronic files in AutoCad (Version 2000) on compact disc, consistent with the submittal requirements in NBMC 20.02.006.
17. No construction or work associated with this application shall take place within the existing City of North Bend rights-of-way without first obtaining the proper right-of-way use permit from the City of North Bend, which may be included as a part of the DEA.
18. The applicant shall meet or exceed all provisions as set forth in NBMC 17.16 prior to recording of the final plat documents.
19. Prior to final approval of the subdivision, the applicant shall demonstrate all required and approved infrastructure and landscaping has been properly constructed or installed and complies with the approved engineering plans. All minimum site improvements identified under NBMC 17.08.160 shall be constructed prior to final plat approval unless the Director of Public Works allows posting of a financial guarantee and/or the execution of a delay of improvement agreement as authorized under NBMC 17.08.160(A).
20. The final plat shall bear the following note: *"No building permit shall be issued for any building or structure until the owner has procured the official address (number) of the premises from the City of North Bend. Final approval of any structure erected, repaired, altered or modified shall be withheld by the city building official until permanent and proper address numbers have been affixed to said structure."*

21. The applicant shall submit for review and approval engineering and construction drawings consistent with the North Bend Municipal Code Title 19 Development Standards. NBMC 19.01, *General Requirements for Design and Construction of all Public and Private Utility Facilities*, 19.02, *Design and Construction Standards for Sanitary Sewer System*, 19.03, *Design and Construction Standards for Water Systems*, 19.04, *Design and Construction Standards for Storm Sewers*. NBMC 19.05, *Design and Construction Standards for Streets*, 19.06, *Design and Construction Standards for Electrical and Street Lighting*, 19.07, *Design and Construction Standards for Underground Cable Television Conduits*, 19.08 *Standard Details*, 19.09, *Clearing, Grading Filling and Drainage*.
22. All construction vehicle and equipment parking and staging shall be accommodated on-site and not on adjacent public streets.

Fees and Charges

23. Impact fees for parks, schools, fire and transportation pursuant to NBMC 17.32 through 17.38 shall be collected prior to issuance of any/each building permit, at the rate established per the City's Taxes, Rates and Fees Schedule in effect at the time of the building permit issuance. The developer may receive credits toward any impact fees equal to the cost of design and construction of physical improvements for which the impact fee is intended, or for the value of any land dedications that qualify for such credit.
24. The fees and charges as required by NBMC 13.20.080 and 13.36.110 for sanitary sewer system and storm system Capital Improvement Funds associated with the individual buildings and units created in the binding site plan and apartment buildings shall be paid prior to the issuance of the applicable building permit for each building.
25. The stormwater capital facilities charge pursuant to NBMC 13.36.100 for areas of the short plat and binding site plan shall be paid prior to recording of the final short plat for the subdivision. To determine the payment amount, the applicant shall provide the City with a calculation of the impervious surface area of all improvements, including building footprints, roadways (other than existing public streets), sidewalks, and curbs.

Landscaping

26. Final landscape plans shall be submitted and approved in conjunction with the final engineering plans to address the following corrections, and shall demonstrate conformance to all applicable landscape and bioswale standards prior to engineering plan approval:
 - a. Label the species of street trees on the landscape plan and indicate their size, consistent with the requirements of NBMC 18.18.070(H) and 18.18.125 (streets and rights of way), including minimum 2" caliper, first branch 5 feet above the ground, and planted with root barriers at the curb and sidewalk. Street tree species shall be selected from the approved list in NBMC 18.18, Table 2, or as

otherwise approved by the Community Development and Economic Development Department

- b. Show all shrubs at 2' height, per NBMC 18.18.075.
 - c. Provide consistency with the spacing standards in NBMC 18.18.125(C).
 - d. Provide consistency with the spacing standards in NBMC 19.05010(V)(4) for the bioswale areas. Plant the ground cover species spacing at 12 inches on center and large shrub/small tree spacing to maximum 10 feet on center.
 - e. Add the following watering schedule note: *"Street trees shall be watered immediately and thoroughly, twice a week during the first month, then once per week through the remainder of the dry season and a minimum of once per month during the second summer season."*
 - f. Include the irrigation plans and specifications for all landscaped areas, including bioswales.
 - g. Show the locations of replacements for any significant trees to be removed consistent with the requirements and replacement ratios in NBMC 19.10.094.
27. All required landscaping shall be installed prior to issuance of final plat approval, unless otherwise bonded for via a performance assurance device approved by the City, per the requirements of NBMC 18.18.160.
28. All landscaping trees and plants installed shall meet the size requirement identified in NBMC 18.18.075 and 18.18.125. Upon delivery of the street trees but prior to their installation, the applicant shall contact the Community and Economic Development Department for an inspection to confirm that the trees meet these requirements and root barriers are properly located.
29. Root barriers for all street trees shall be installed at the edge of curb and edge of sidewalk, exposed at the surface for the ground and seen at or above the mulch.
30. A note shall be added to the final plat stating that pursuant to NBMC 19.05.010(N): *All landscape strips and sidewalks in the right-of-way shall be maintained by the property management company maintaining the site landscaping.*
31. Prior to final plat approval or issuance of an occupancy permit for any building, the developer shall provide a two-year maintenance bond in the amount of 20% of the cost of plant materials plus installation per NBMC 18.18.150(B).

Design & Planning

32. Prior to issuance of the first building permit the applicant shall demonstrate compliance with all applicable performance standards in NBMC 18.10.050, and applicable design standards in NBMC 18.34 for all lots and structures associated with the binding site plan, including but not limited to exterior color palette for all buildings within the development and exterior elevations and plans for the buildings.

33. The final plat and binding site plan for the project shall bear the following notes:

- a. Conformance to all applicable residential design standards in NBMC 18.34 shall be required prior to building permit approval for buildings to be constructed within the subdivision.*
- b. Building sites, including all areas to be landscaped or paved, shall be bladed prior to planting to remove rocks and debris. At a minimum, all landscaped areas must be planted with trees, groundcover or ornamental planting, including mulch or otherwise landscaped, leaving no bare, unlandscaped areas on the site.*
- c. Any fences proposed for the site, or entry features within the development shall be constructed consistent with fence guidelines in NBMC 18.18.175. The applicant must obtain design and building permit approval for all proposed entry or directional signs to be erected on the property.*

Streets

34. The final plat shall dedicate all public streets other than those to be privately owned and maintained to the City of North Bend for ownership, operation and maintenance, except as provided under NBMC 19.05.010(N) regarding maintenance of low-impact development stormwater infrastructure as provided in the conditions below.
35. The engineering plans and final plat maps shall identify all street names.
36. The City shall review and approve the street lighting design in conjunction with the final engineering plans, demonstrating consistent with NBMC 19.06, Design and Construction Standards for Electrical and Street Lighting.

Floodplain Development

41. The applicant shall obtain a floodplain development permit for all work within the 100-year floodplain, demonstrating conformance to all applicable floodplain development regulations in NBMC 14.12.

Storm Drainage/LID Features

42. An NPDES Construction Stormwater Permit is required from the Department of Ecology for any construction activity that disturbs one acre or more. A copy of the approved NPDES Construction Stormwater General Permit will need to be submitted to the City prior to issuance of the City's Clearing and Grading Permit.
43. Prior to engineering plan approval, the applicant shall demonstrate full conformance to all applicable stormwater regulations, including the current (2009) King County Surface Water Design Manual, and shall meet the requirements of applicable city codes, including NBMC 19.05.010V for low impact stormwater street improvements. For bioswale areas, a soil mix consistent with the 2012 LID Technical Guidance Manual for Puget Sound shall be provided with the final engineering design submittal.

44. The short plat and binding site plan shall bear the following note: *"The maintenance of all treatment, retention, and infiltration cells and other drainage features outside the roadway prism will be the responsibility of the property maintenance company that maintains the site. The roadway prism shall be defined as from back of curb to back of curb. In the event the property maintenance company fails to maintain the drainage features in the future, the City will cause such maintenance to be performed and lien the property for all costs involved in remedying the maintenance and will apply such fines as provided by law to force compliance. The City shall maintain the storm drainage mainline piping and catch basins within the roadway prism."*
45. Prior to issuance of any building permits, the applicant shall develop a long-term maintenance program for the landscape strips and bio retention swales consistent with NBMC 19.05.010 V.6, and shall submit the maintenance program to the City for review and approval.
46. Notes shall be placed on the face of the final plat and binding site plan that state that maintenance of vegetation and stormwater function of the landscape strips and bio retention swales shall be the responsibility of the property maintenance company maintain site landscaping, clearly describe and detail the long-term maintenance requirements of the LID features of the plat and binding site plan, and provide for guaranteed performance of said features. These requirements shall also be included in a covenant running with the property and in any site landscaping contracts as a requirement for funding and maintenance and upkeep of said features. The final plat and binding site plan notes shall state that in the event the property owner does not properly maintain said features, the city may perform the necessary maintenance and charge the property owner for time and expense of the maintenance work.
47. An educational packet, to be reviewed and approved by the City of North Bend prior to final plat approval, shall be provided to the property owner and management company explaining the hydrologic function and the long-term maintenance needs and requirements of the LID features.

Sewer

48. All buildings within the binding site plan shall be served by public sanitary sewer. The system shall be designed and installed to City specifications and the Washington State Department of Ecology's Criteria for Sewage Works Design.
49. The Utility Local Improvement District No. 6 sewer assessment as determined following the March 29, 2019 reassessment hearing shall be paid upon final short plat approval. Alternatively, the assessment amount due upon final short plat approval may be proportionally redistributed to each of the new parcels containing buildings pursuant to RCW 35.44.410. The developer shall not have a right to contest the amount of the sewer assessment as determined following the March 29, 2018 reassessment hearing in any appeal of these Conditions of Approval of Land Use Application PLN 2016-0246.

Water

50. All new construction associated with this application shall be served by sufficient water flow to meet the fire flow policies set forth in the City Water System Plan. The construction of all public utilities necessary to meet the fire flow requirements shall be paid for by the applicant. To demonstrate that adequate water pressure and fire flow are available to serve the development, the applicant shall provide a hydraulic analysis modeled for the development prior to engineering plan approval, or as otherwise required by the Sallal Water Association. Fire flow will need to meet the requirements of the State of Washington Water System Design Manual, North Bend Municipal Code, and International Fire Code. After construction of the water lines, actual field fire flows will be required for verification of the hydraulic model. Fire flow calculations shall be reviewed and approved by the City and Eastside Fire and Rescue prior to engineering plan approval. Post construction of the water lines actual field fire flows will be required for verification of the hydraulic model.

Fire

51. Developer shall identify all fire lanes required by Eastside Fire and Rescue. All fire lanes must be identified by red curb and required signage for fire lanes, no parking prior to issuance of any building certificate of occupancy.
52. Developer shall identify on engineering drawings the locations of all required fire hydrants to be located within the project. All fire hydrant locations must be approved by Eastside Fire and Rescue prior to engineering plan approval.
53. Developer shall identify all fire water supply standpipes and prepare fire sprinkler construction drawings to be submitted with the building permit plans.
54. All buildings must be identified as to address with large visible numbers or letters acceptable to the Eastside Fire and Rescue Department.
55. Prior to engineering plan approval, engineering plans shall be submitted to Eastside Fire and Rescue.
56. All fire alarm system design and construction drawings must be submitted to Eastside Fire and Rescue Department for approval.
57. No building framing shall be permitted, nor shall any combustible building materials be stored on the site until:
- a. all weather roads designed to the specifications of the Eastside Fire and Rescue Department (EFRD) have been constructed and accepted by the EFRD;
 - b. fire hydrants have been installed as shown on the water system engineering drawings and tested and accepted by the EFRD.
58. No building occupancy will be permitted until all requirements of the Eastside Fire and Rescue Department are met.

Clearing and Grading

59. Temporary construction fencing shall be provided around the root protection zones of all on-site significant trees to be retained, as well as off-site trees in proximity of on-site improvements to be constructed. The temporary fencing shall be maintained during all construction activity.
60. No trees located immediately on a property line shared with an adjacent property owner shall be removed without approval by the adjacent property owner.
61. Per NBMC 19.10.094, any significant trees removed shall be replaced at the expense of the applicant either on site or off site, per the terms of this section. Trees otherwise required per other development regulations (required lot landscaping or street trees) shall not count as significant tree replacements. For any tree replacements not provided on-site, the applicant shall pay a fee-in-lieu at the rate of \$200 per tree. Prior to engineering plan approval, the applicant shall indicate the locations for the replacement trees for any significant trees to be removed.
62. Prior to removal of any trees requiring payment of an in-lieu-fee or tree replacement, the site contractor shall be obligated to consult with the City's consulting arborist to ascertain the health of the tree and conformance with the City's tree preservation ordinances. Any trees to be retained must have the protection measures to be employed by the site contractor reviewed and approved by the City's consulting arborist.
63. The developer shall have a Geotechnical Engineer monitor earthwork during the installation of the bioretention swales and infiltration trenches to confirm that actual soil conditions are appropriate for the designated infiltration rates.
64. If potentially significant archaeological resources or human remains are discovered during construction, the applicant shall immediately cease work in the affected areas, shall flag the area with construction tape or other identifying markers, shall immediately inform the City of North Bend, the Snoqualmie Tribe, and the Washington State Department of Archaeology and Historic Preservation, and shall otherwise comply with the provisions of RCW 27.53 or RCW 27.44 as applicable.

LIMITATION ON PRELIMINARY APPROVAL

In accordance with RCW 58.17.140, final approval must be acquired within five years of preliminary approval, after which time the preliminary subdivision and binding site plan approval is void. An extension request must be submitted in writing at least 30 days before the expiration of the five-year period per 17.12.020 D. The expiration of the binding site plan is established by the failure of the developer to apply for building permits for any phases or portions of the site plan remaining unconstructed at the date of expiration.

APPEAL PROCESS

The North Bend Municipal Code outlines the appeal process for development applications approved administratively such as the binding site plan, short plat and MNDS, which are a part of this application, PLN2016-0246.

“20.06.003 Judicial appeals.

Any final decision by the city, including administrative and quasi-judicial decisions and/or administrative and quasi-judicial appeal decisions, as outlined in Table 20.01.004, may be appealed to the King County superior court within 21 days of North Bend's final decision on a permit(s). (Ord. 989 § 1 (part), 1996).”

Exhibit 1
Preliminary Short Plat

DAHLGREN PROPERTY
PRELIMINARY SHORT PLAT
FOR CEDAR RIVER PARTNERS, LLC
NORTH BEND, WA

[illegible][illegible]

04-25 OF TELEPHONE TAP WAS SUBJECT AS A+500 PER HOUR COUNTRY AND COUNTRY
REMARKS FROM NO. 455 NO. 2 (W. ELI FOR TAPEN AS 05.01.14.1000)

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 1620 SE 174 STREET
 SUITE 210
 BELLEVUE, WA 98003
 CORONA 1 800 874-5555
 PHONE 14751 558-7140

SOUND-NE CONSULTANTS, LLC
 4001 HARRISBURG BLVD
 MC KINNEY, TX 75069
 CONTACT: DON BARNEY
 PHONE: (214) 514-4752

ARET GROUP
 1752 BOHART BLVD NE
 BETHELL, WA 98011
 CONTACT: DAVID J. BALANZARIS
 PHONE: (206) 815-0253

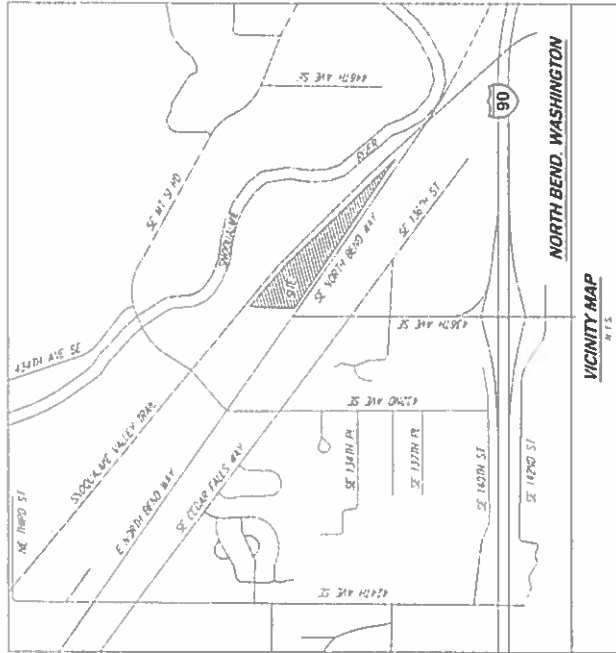
MANUFACTURE PLANT FOR CLOUTIER/STANLEY, INC.
1919 ALMA AVE. ST. LOUIS, MO 63104
CONTACT: GALEN BROWN, ACF, ASEA
PHONE: (314) 843-4128

STORE DESIGN INC.
 4710 N. 79TH AVE.
 BELLEVUE, WA 98007
 CONTACT: DAVID E. CAPTON PE
 (ENGINEER)
 CONTACT: KEN @ SHIPLEY, P.E.S
 (CONTRACTOR)

MERRIFANT ARCHITECTS
 301 CENTRAL, 8th FL, SUITE 210
 ARLINGDA, WA 98003
 CONTACT: JAMES MERRIFANT
 PHONE: (206) 434-7130

917-613-8215
 CONTACT THE AGENCY #1 & #5 &
 TEAM:INDS ON 98020
 P.O. BOX 1716
 AGENCY DESIGN GROUP LLC
 277

WASHINGTON DESIGN GROUP LLC
 P.O. BOX 1744
 FARMINGTON, CT 06030
 CONTACT: JANA WAGNER
 PHONE: (203) 913-8216



ZONING INFORMATION

1. ZONING: EP-1 (EMPHASIS) PLANNING-1, TRANSIT (LANDING MARKET)
2. DISTRICT: 1 (10101)
3. COMMUNITY: 1 (10101)
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100. ZONING MAP: 1 (10101)

[illegible][illegible]

TOTAL SITE AREA	915,420 SF (21,01 AC.)
- ROUGH TP	444 AC. 14,767 SF (35.2 AC.)
- TRACT A AREA	132,803 SF (3.01 AC.)
- TRACT B AREA	7,442 SF (0.17 AC.)
- TRACT C AREA	7,047 SF (0.16 AC.)
- NET SITE AREA	728,247 SF (16,60 AC.)

OPEN SPACE CALCULATION

WMM REQ OPEN SPACE = 200 SF/WMT
 LUMBS REQUIRED = 212 UNITS
 TOTAL REQ OPEN SPACE = 42,400 SF (200 SF/WMT x 212 UNITS = 42,400 SF)

	WMM REQ OPEN SPACE	LUMBS REQ	TOTAL REQ OPEN SPACE
FRACCT A	743,801 SF		
+ FRACCT B	7,642 SF		
= TOTAL	751,443 SF		
		212 UNITS	
			42,400 SF

[illegible]

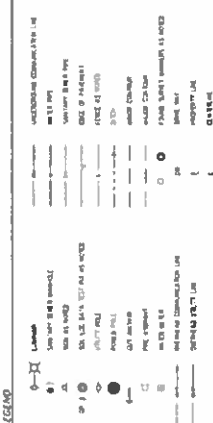
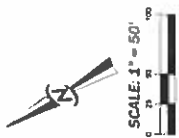
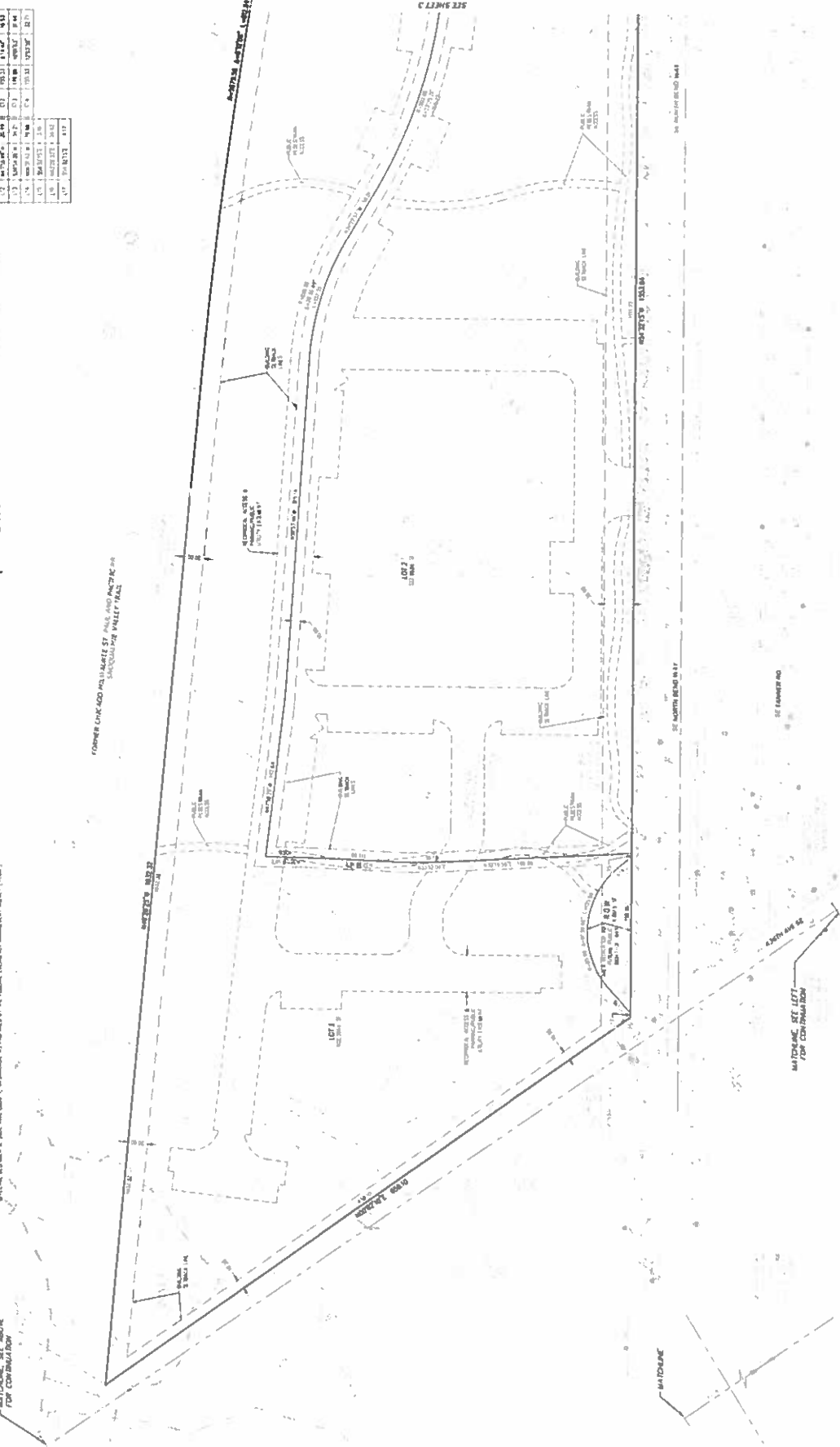
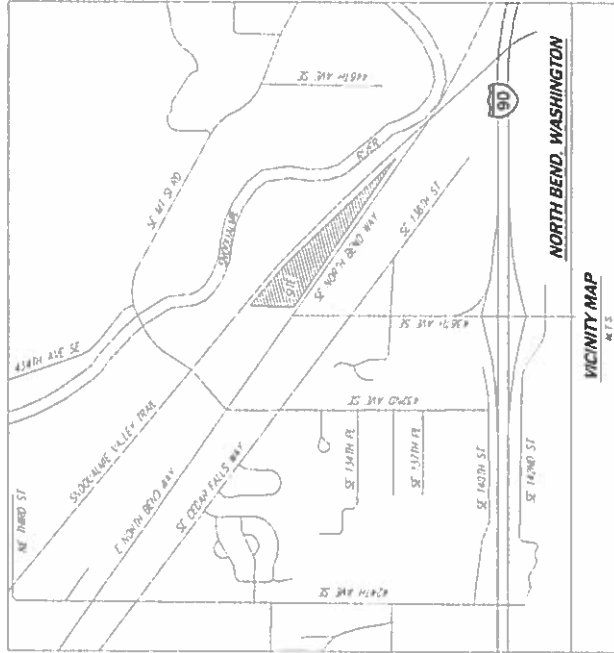
[illegible][illegible][illegible]

Exhibit 2
Binding Site Plan

DAHLGREN PROPERTY
PRELIMINARY BINDING SITE PLAN
NORTH BEND, WA



LEGAL DESCRIPTION

13171 A BOMB WAS PLACED IN THE TRUNK OF A 1967 OLDSMOBILE
 DRIVEN BY EDWARD J. MURPHY, JR. ON OCTOBER 13, 1967, IN THE
 AREA OF THE INTERSECTION OF HIGHWAY 101 AND HIGHWAY 101
 IN THE CITY OF LOS ANGELES. THE BOMB WAS PLACED IN THE
 TRUNK OF THE CAR BY AN INDIVIDUAL WHO IDENTIFIED HIMSELF
 AS "JOHN J. MURPHY, JR." AND STATED THAT HE WAS THE
 OWNER OF THE CAR. THE BOMB WAS PLACED IN THE TRUNK OF THE
 CAR BY AN INDIVIDUAL WHO IDENTIFIED HIMSELF AS "JOHN J.
 MURPHY, JR." AND STATED THAT HE WAS THE OWNER OF THE CAR.
 THE BOMB WAS PLACED IN THE TRUNK OF THE CAR BY AN
 INDIVIDUAL WHO IDENTIFIED HIMSELF AS "JOHN J. MURPHY, JR."

RESTRICTIONS

- [illegible]

VERTICAL DATUM

SALES OF BLOWERS FOR THE STATE OF ALABAMA FOR THE YEAR 1911

BASIS OF BEARINGS

100-443687-1000

REFERENCES

- [illegible]

OWNER/APPLICANT

CITIZEN POWER ADVISERS, LLC
 1474 N. 3RD STREET, SUITE 240
 BIRMINGHAM, AL 35203
 CONTACT DUC (205) 338-2340

CIVIL ENGINEERING SURVEYOR

[illegible]

ARCHITECT

[illegible]

CERTIFIED ENGINEER

550-69 (22) 3474
M7 KENNETH P OM 237100
1000 IN TIDEAL
IN AIR TIDEAL 224
0700 1700

LANDSCAPE ARCHITECT

SECRET SECTION GROUP 116
P.O. BOX 1744
CHICAGO, ILL 60680
CONTACT FOR MONTGOMERY PLANT

ARBORESIST

THE NEW YORK PUBLIC LIBRARY

LIGHTING DESIGN

CALL-1-800-757-7666
ADVISED BY THE
FEDERAL BUREAU OF INVESTIGATION
AND THE DEPARTMENT OF JUSTICE
AND THE DEPARTMENT OF JUSTICE

PROPERTY INFORMATION

STANLEY BE	ST. AME
66432 22 MAR 82	12 APR 82
123446	123446

ZONING INFORMATION

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111121131141151161171181191201211221231241251261271281291301311321331341351361371381391401411421431441451461471481491501511521531541551561571581591601611621631641651661671681691701711721731741751761771781791801811821831841851861871881891901911921931941951961971981992002012022032042052062072082092102112122132142152162172182192202212222232242252262272282292302312322332342352362372382392402412422432442452462472482492502512522532542552562572582592602612622632642652662672682692702712722732742752762772782792802812822832842852862872882892902912922932942952962972982993003013023033043053063073083093103113123133143153163173183193203213223233243253263273283293303313323333343353363373383393403413423433443453463473483493503513523533543553563573583593603613623633

SITE STATISTICS

[illegible]

DENSITY CALCULATIONS

- RACIT 20 AREA 69408 SF (71 AC)
- FRONT OF HWY AREA 24100 SF (71.5 AC)
- BACK 7 AREA 02100 SF (130 AC)
- BACK 7 AREA 24402 SF (351 AC)
- BACK 7 AREA 34402 SF (351 AC)

OPEN SPACE CALCULATION

(J 000 79 - S1007 N1 I 100/5 002) J 000 79 2046 ALSO 016 0000
 S1007 N1 2046 0000
 100/5 002 2046 ALSO 016 0000
 100/5 002 2046 ALSO 016 0000

SHEET INDEX

[illegible]

NW 1/4 SW & SE 1/4 OF THE NW 1/4, SEC. 14, TWP. 23 N., RGE. 8 E., W.M. CITY OF NORTH BEND, KING COUNTY, WA

ON-SITE ROADWAY SECTION

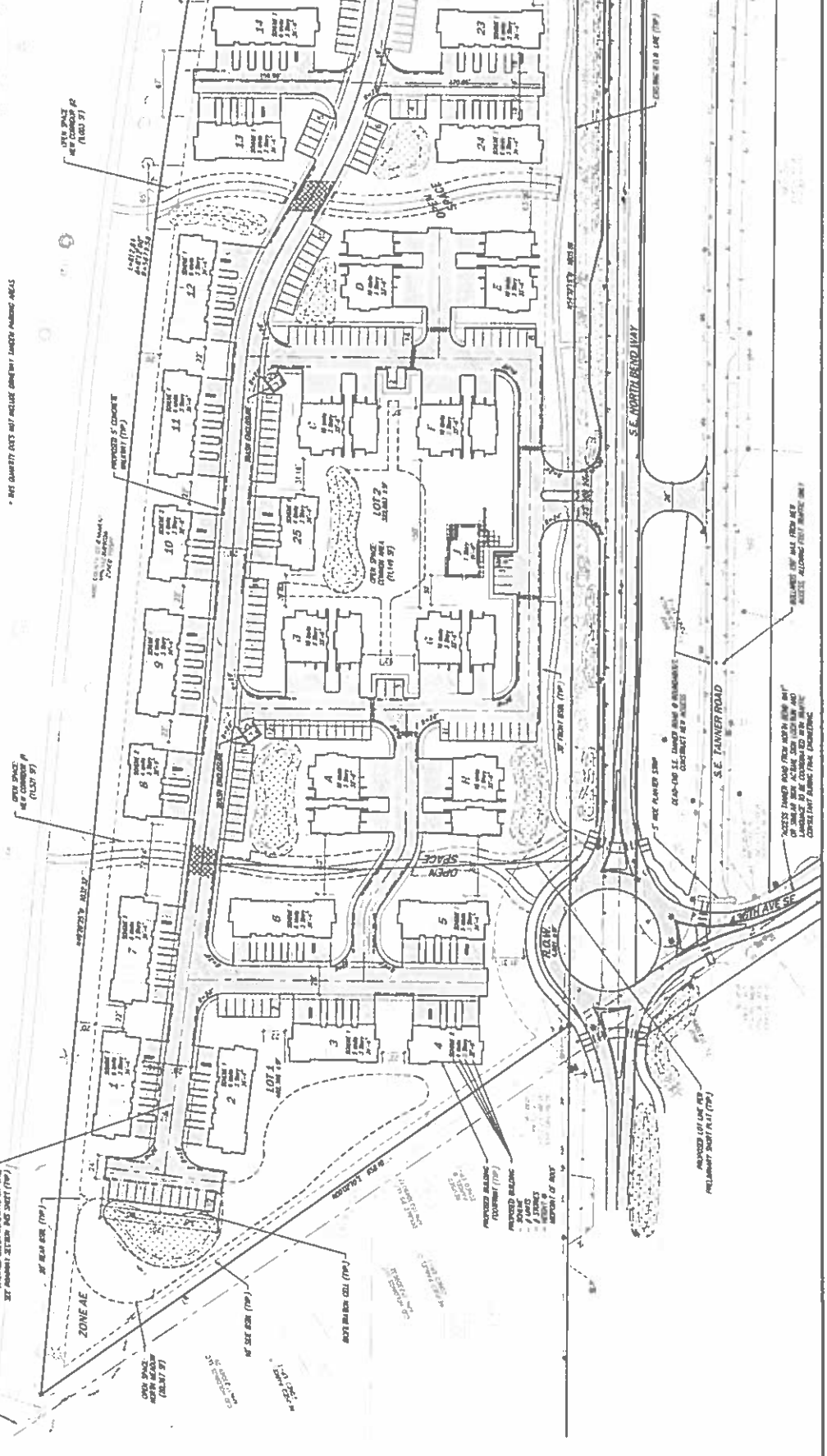
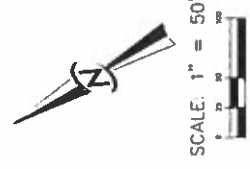
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UNIT COUNT	UNIT COUNT	UNIT COUNT	UNIT COUNT
CONCRETE CURB (TOP PLAN)	CONCRETE CURB (TOP PLAN)	CONCRETE CURB (TOP PLAN)	CONCRETE CURB (TOP PLAN)
ASPHALT BASE LINE	ASPHALT BASE LINE	ASPHALT BASE LINE	ASPHALT BASE LINE
CONCRETE CURB (TOP PLAN)	CONCRETE CURB (TOP PLAN)	CONCRETE CURB (TOP PLAN)	CONCRETE CURB (TOP PLAN)

PARKING CALCULATIONS

RETURNED 2 PARKING SPACES PER UNIT - 212 UNITS - 424 PARKING SPACES
 PROPOSED 2 PARKING SPACES PER UNIT - 212 UNITS - 424 PARKING SPACES
 TOTAL 424 PARKING SPACES
 * SEE QUANTITY LIST FOR MORE DETAILED PARKING SPACES

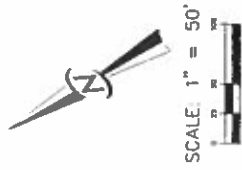


NW 1/4 SW & SE 1/4 OF THE NW 1/4 SEC. 14, TWP. 23 N., RGE. 8 E., W.M. CITY OF NORTH BEND, KING COUNTY, WA

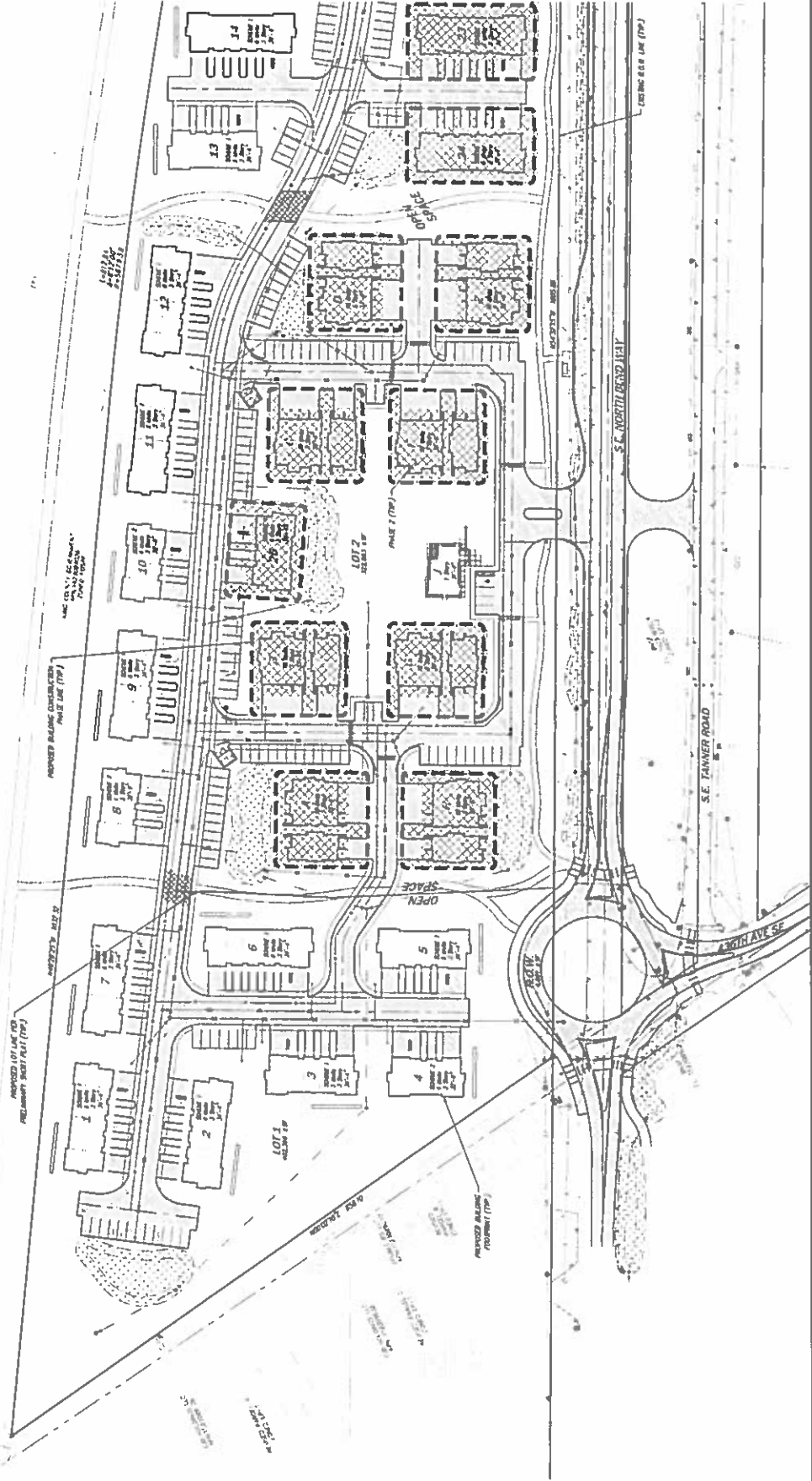
CONSTRUCTION PHASING NOTES

- PHASE 1: ALL EXISTING EXISTING BUILDINGS AND BUILDINGS 1-17 (170 BULK UNITS)
PHASE 2: REMAINING BUILDINGS 1-17 & 21-25 (170 BULK UNITS)

PHASE 1



SCALE: 1" = 50'



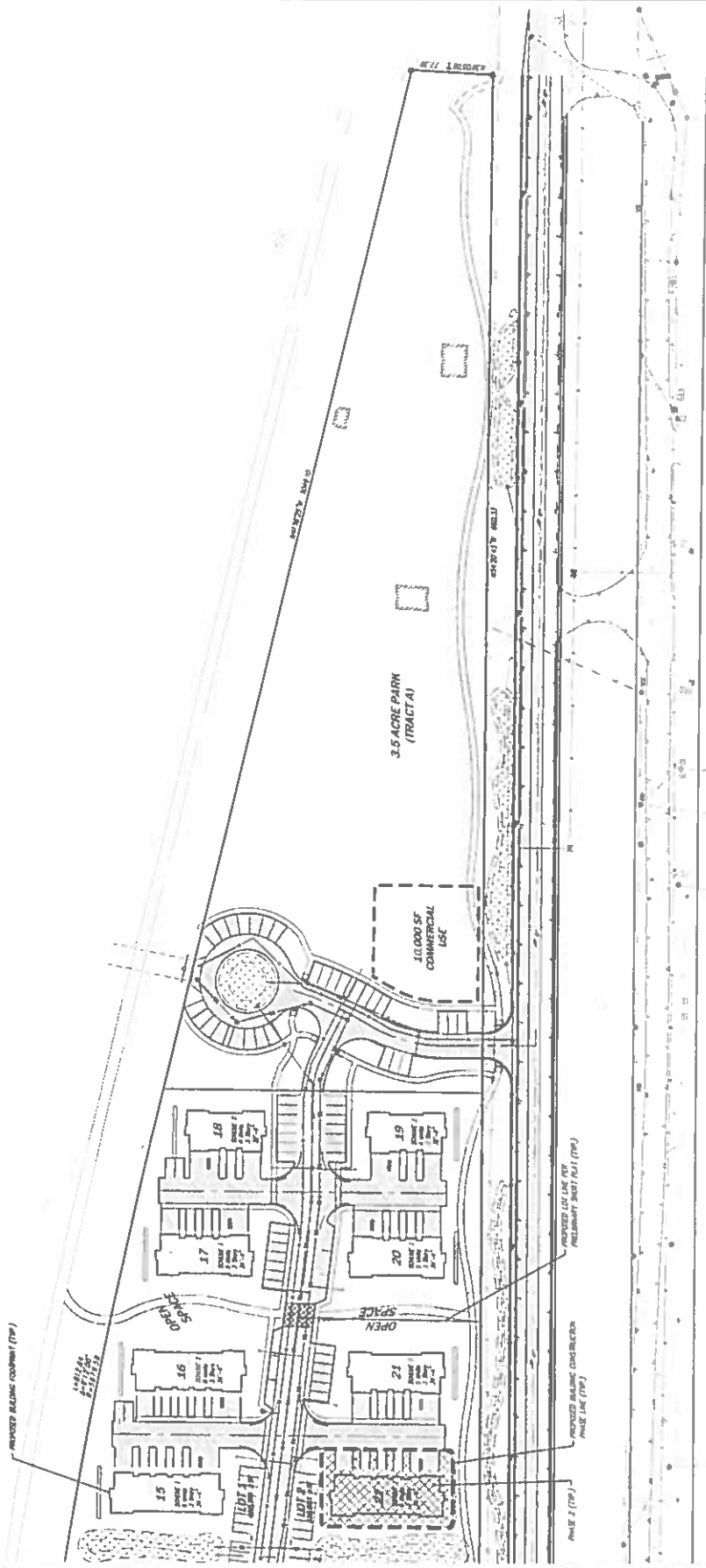
REVISIONS	
NO. 1	DATE 10/10/2017
PROJECT: 170 BULK UNITS	
OWNER: CEDAR RIVER PARTNERS, LLC	
DESIGNER: CORE DESIGN	
ENGINEERING: PLANNING & SURVEYING	
DATE: 10/10/2017	
DRAWN BY: J. L. LARSON	
CHECKED BY: J. L. LARSON	
APPROVED BY: J. L. LARSON	
SCALE: 1" = 50'	
SHEET NO. 17042	

NW 1/4 SW 1/4 & SE 1/4 of the NW 1/4, SEC. 14, TWP. 23 N., RGE. 8 E., WAI. CITY OF NORTH BEND, KING COUNTY, WA3

CONSTRUCTION PHASING NOTES

- PHASE 1: ALL EXISTING EXISTING DRIVEWAYS AND BUILDINGS 1-17 (THE EXIST. UNITS)
- PHASE 2: REMAINING BUILDINGS 18-21 & 22-25 (THE NEW UNITS)

PHASE 1



CONCEPTUAL CONSTRUCTION PHASING PLAN
DAHLGREN PROPERTY
CEDAR RIVER PARTNERS, LLC
11424 SF 3RD STREET, SUITE 110
BELLVIEW, WA 98005

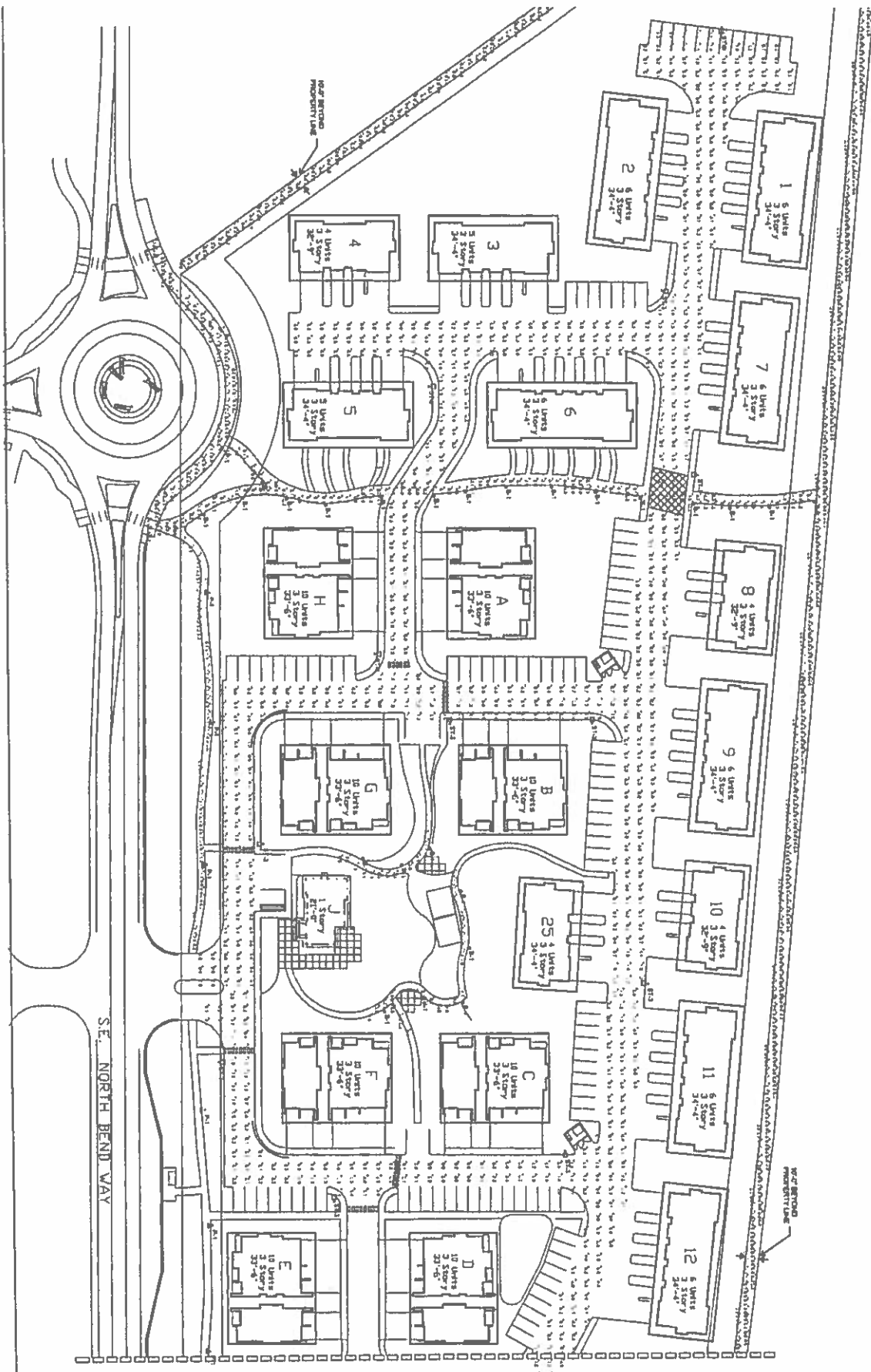
CORE
DESIGN
ENGINEERING • PLANNING • SURVEYING
42500 1ST AVE. SUITE 100
BELLVIEW, WA 98005
(206) 861-1100 FAX (206) 861-1101



2. REVIEW FOR CITY COMMISSION
DATE: 10/1/17

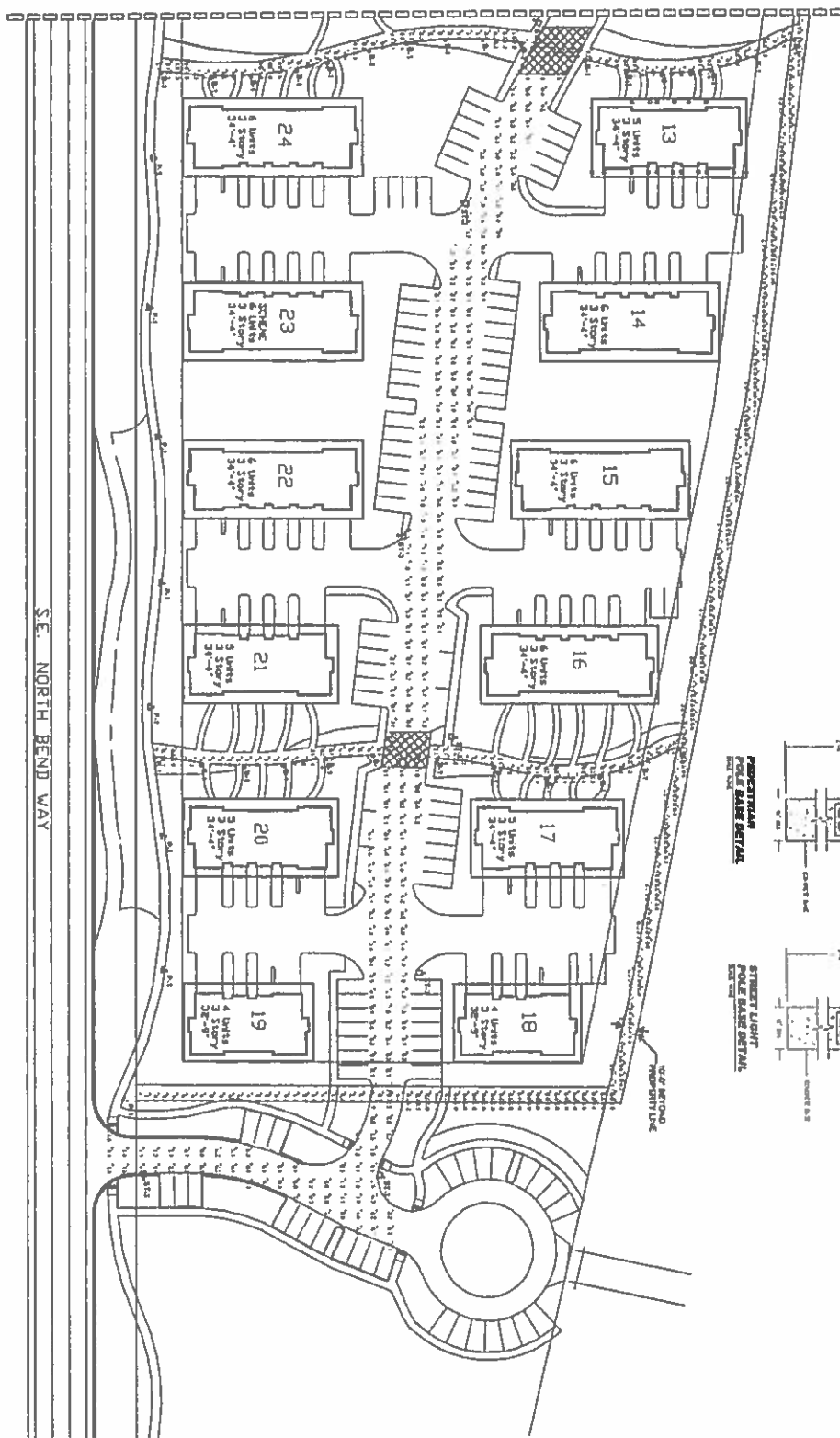
RECEIVED 10/1/17
PROJECT: PRELIMINARY CONSTRUCTION PLAN
DRAWN BY: DAVID E. GITTER, P.E.
CHECKED BY: DAVID E. GITTER, P.E.
PROJECT MANAGER: DAVID E. GITTER, P.E.

PROJECT NUMBER: 17042
SHEET: 1 OF 1
DATE: 10/1/17

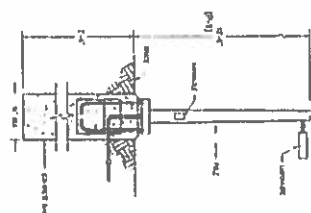


DAHLGREN PROPERTY 212 UNIT TOWNHOME DEVELOPMENT North Bend, WA

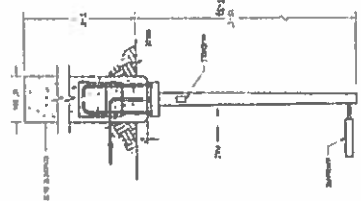
Developer
 R. Dahlgren
 Date
 Dec 13 2017
 Scale
 1" = 32'-0"
 Drawing No.



POSTERITY
POLE BASE DETAIL



STREET LIGHT
POLE BASE DETAIL



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Existing	Manufacturer	Model	Footcandle	Beam	Height	Notes
1	12' x 12'	1	1	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
2	12' x 12'	1	1	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
3	12' x 12'	1	1	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
4	12' x 12'	1	1	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'

DAHLGREN PROPERTY
212 UNIT TOWNHOME DEVELOPMENT
North Bend, WA

2 of 2

Exhibit 3
Landscape Plan

5.1

222

C:\Users\David\Desktop\Pro\Google - applications\CompuLink\ML\MLNCT API\Nuclei - Base Multicom\A\Shen's\Computer - P - Shen's 230 - Dec 12 2018 - 3.03pm

[illegible]

DAHLGREN PROPERTY
212 UNIT TOWNHOME DEVELOPMENT
North Bend, WA
CEDAR RIVER PARTNERS, LLC

CONCEPTUAL
LANDSCAPE
PLAN -
MINI-PARK
EXHIBIT

1

9-6-17 OFY : 00000000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

100

STUDY 1 is a 12-week, randomized, controlled trial of the efficacy and safety of the combination of **STY-201** and **STY-202** in patients with moderate to severe rheumatoid arthritis (RA). The study is currently recruiting patients from clinical sites in the United States and Europe. For more information, please contact **STY-201** at info@stypharm.com or **STY-202** at info@stypharm.com.

DATE: 3-27-03 FILE: 03-10-00000-00000

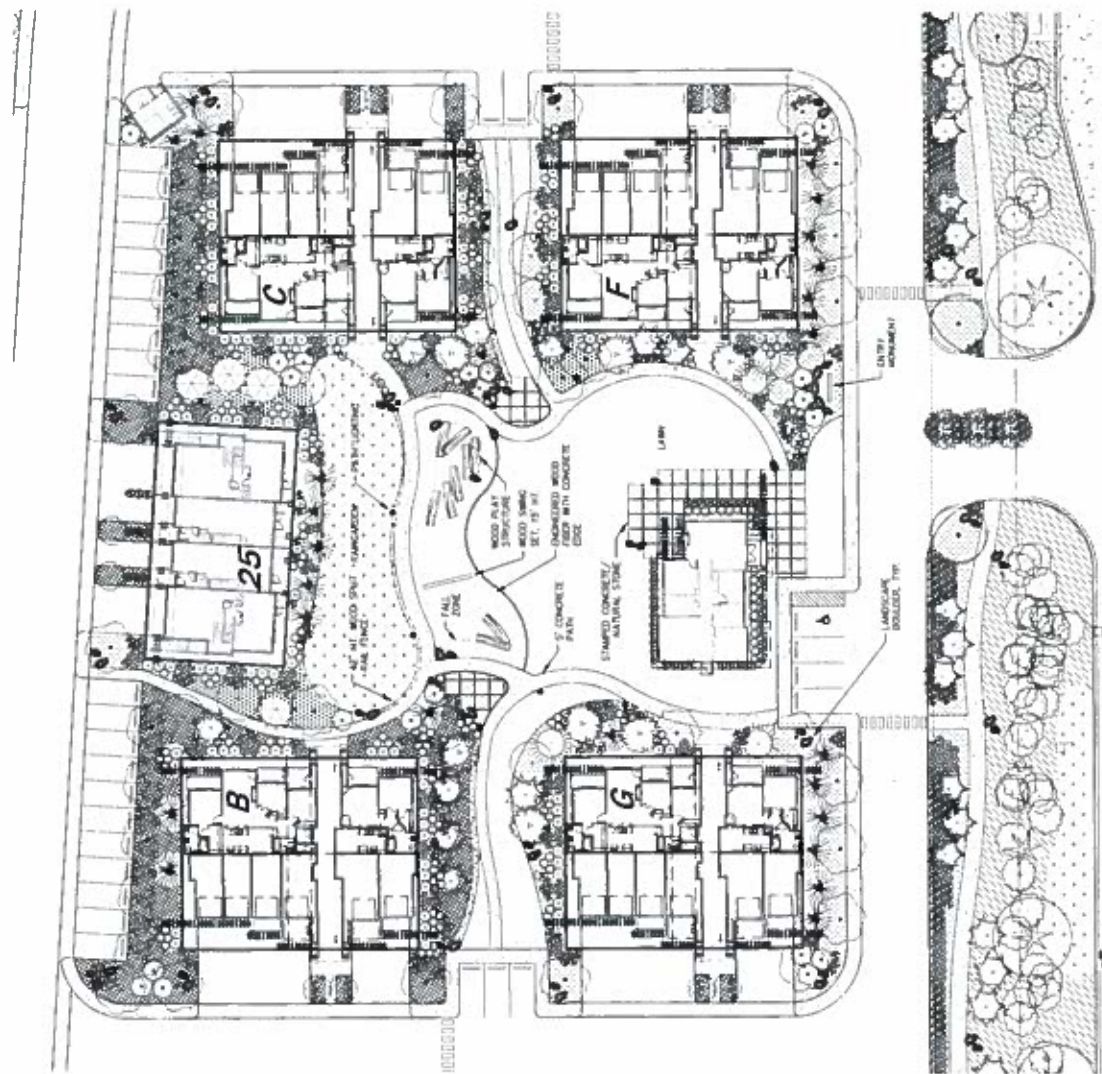
NAME _____

32

27

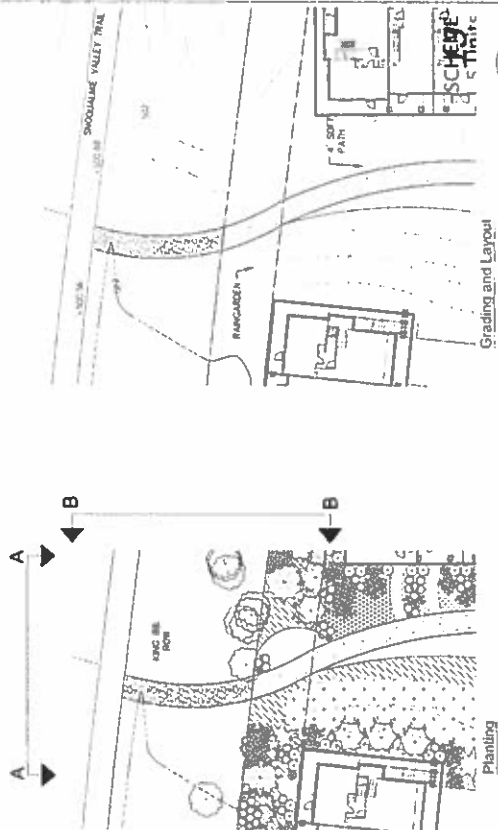
3 4 5

L2.3

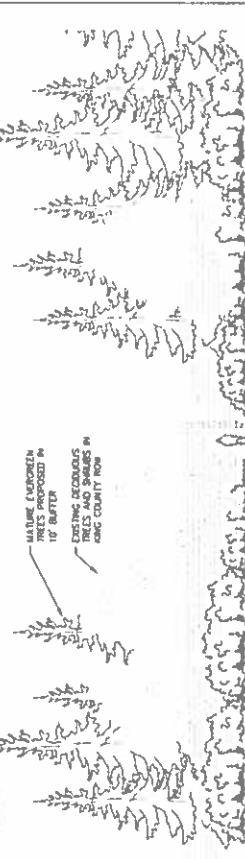


CONCEPTUAL LANDSCAPE PLAN: MINI-PARK

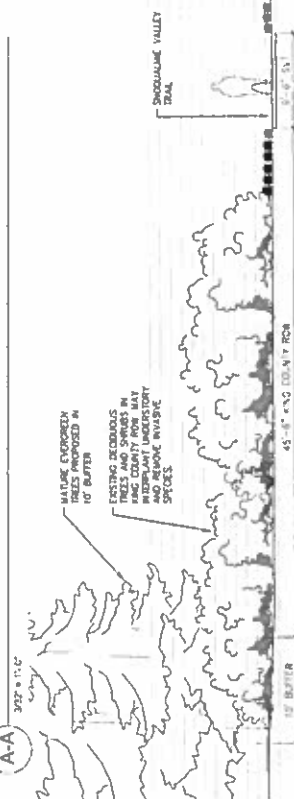
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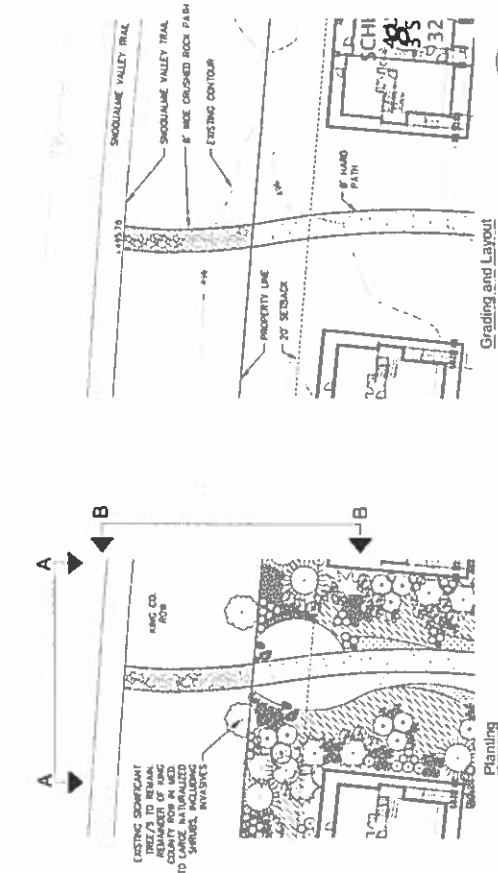
PLAN: TRAIL CONNECTION #2



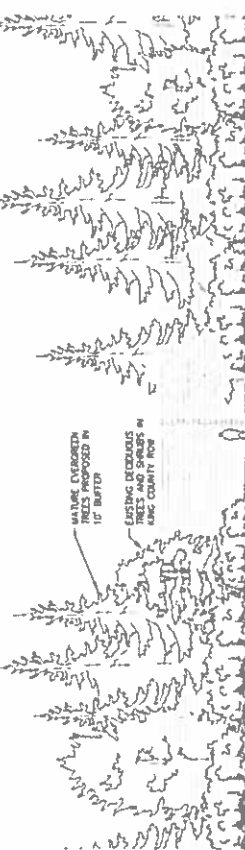
SECTION ELEVATION: TRAIL CONNECTION #2



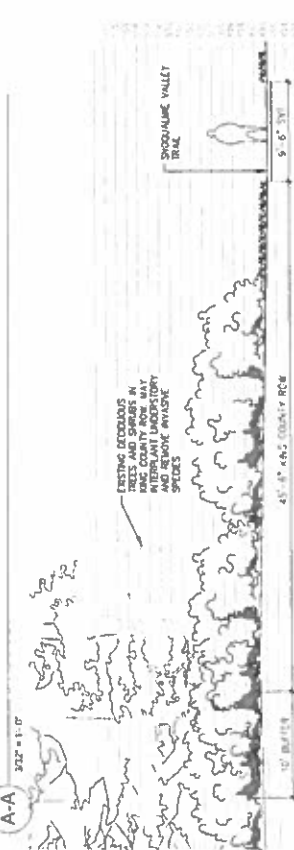
SECTION ELEVATION: TRAIL CONNECTION #2



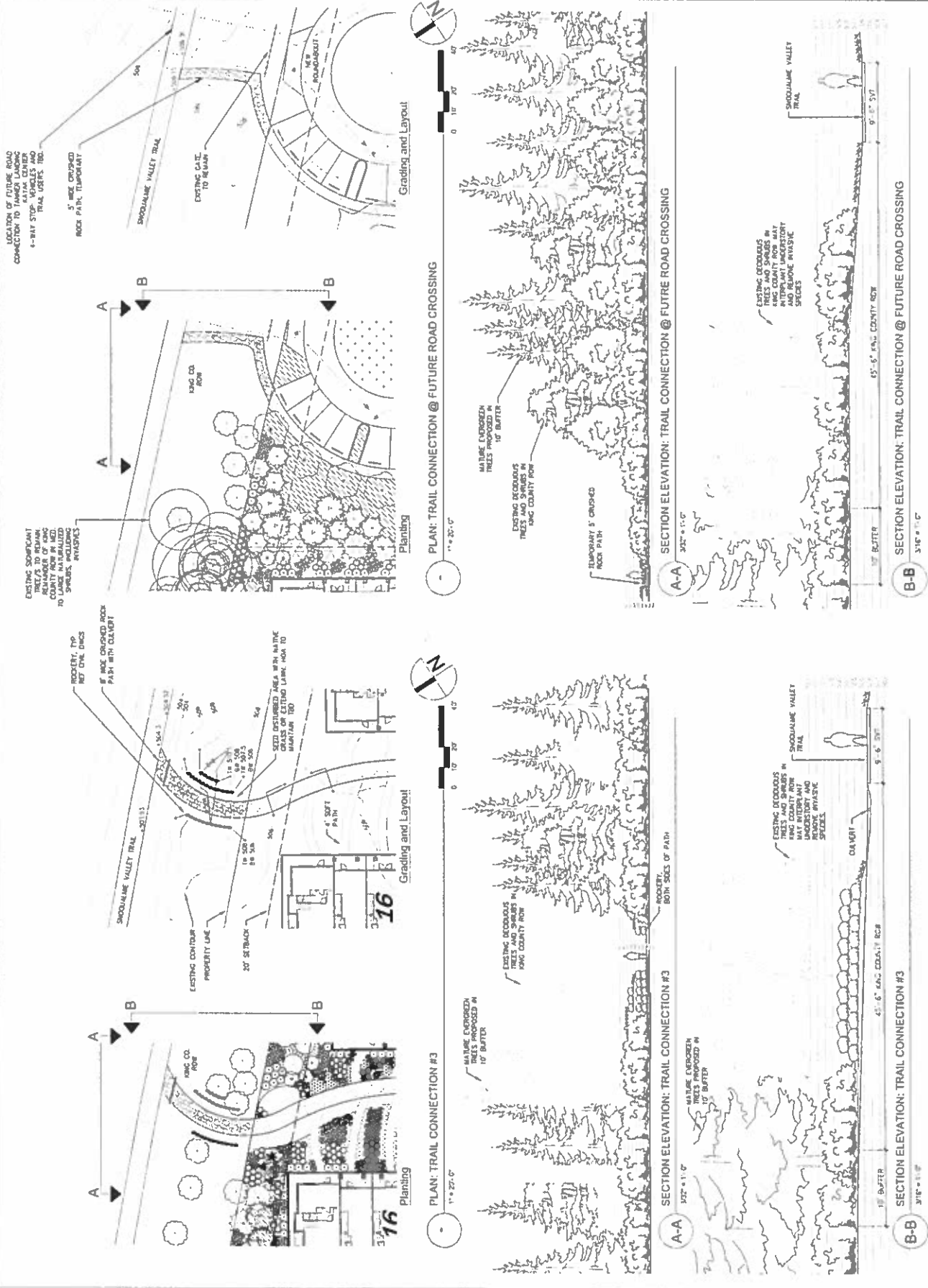
PLAN: TRAIL CONNECTION #1

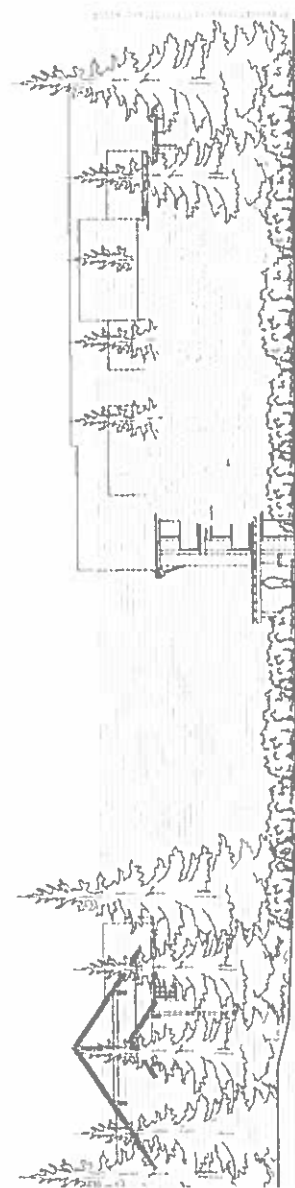
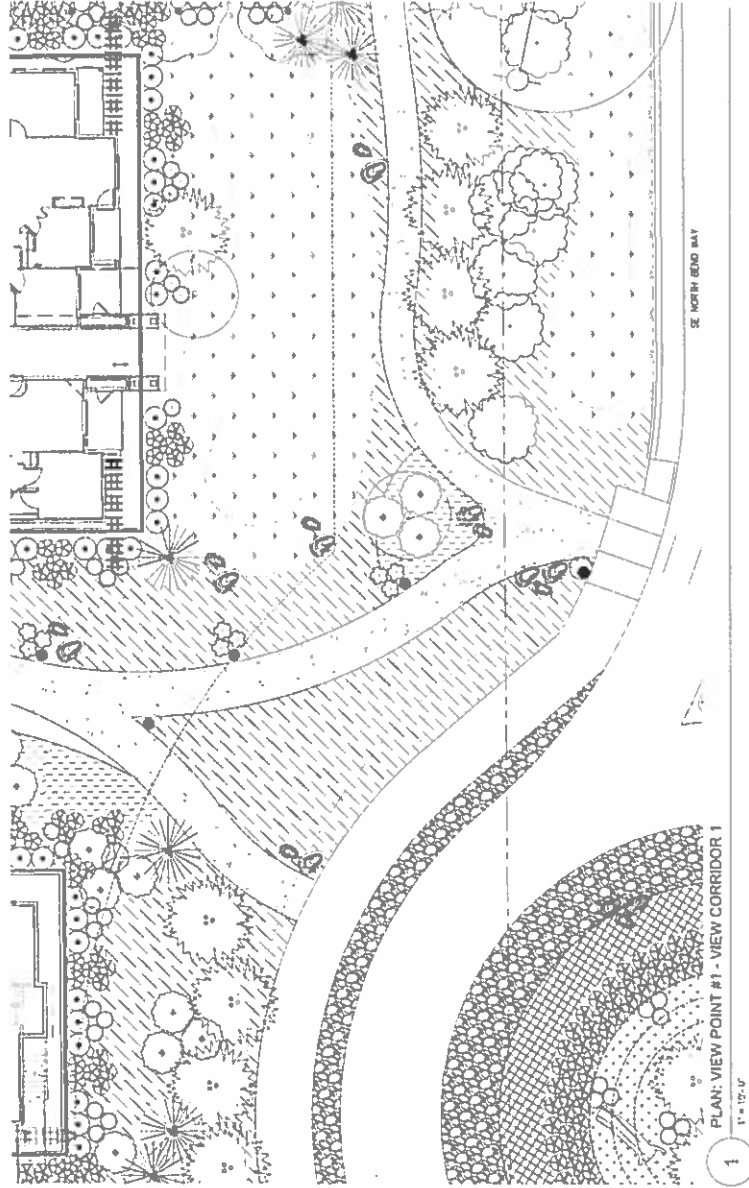


SECTION ELEVATION: TRAIL CONNECTION #1



SECTION ELEVATION: TRAIL CONNECTION #1





SECTION ELEVATION: VIEW POINT #1 - VIEW CORRIDOR 1



DAHLGREN PROPERTY
212 UNIT TOWNHOME DEVELOPMENT
North Bend, WA
CEDAR RIVER PARTNERS LLC

CONCEPTUAL
PLANT
SCHEDULE
AND
NOTES

L2.8

8 of 8

PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size	Spacing	Remarks	Qty.	Symbol	Botanical/Common Name	Size	Spacing	Remarks
PERENNIALS											
93		Ornamental grasses / ALASKA YELLOW CEDAR	6-8" HT. BAB	AS SHOWN	FRONTAGE, ACCENT OPEN SPACE, ELK RESISTANT	8 SF		Ornamental grasses / ALASKA YELLOW CEDAR	1' HT. @ 12" OC	AS SHOWN	ELK RESISTANT
33		Coreopsis aurea / PACIFIC DOGWOOD	2' CAL. 8" HT. MA. BAB	AS SHOWN	OPEN SPACE, BUTTER	8 SF		Coreopsis aurea / PACIFIC DOGWOOD	1' HT. @ 12" OC	AS SHOWN	ELK RESISTANT
111		Coreopsis aurea / PACIFIC DOGWOOD	2' CAL. 8" HT. MA. BAB	AS SHOWN	ACCENT TREE, MEDIUM-TALL	8 SF		Coreopsis aurea / PACIFIC DOGWOOD	1' HT. @ 12" OC	AS SHOWN	ELK RESISTANT
195		Coreopsis aurea / PACIFIC DOGWOOD	2' CAL. 8" HT. MA. BAB	AS SHOWN	OPEN SPACE	8 SF		Coreopsis aurea / PACIFIC DOGWOOD	1' HT. @ 12" OC	AS SHOWN	ELK RESISTANT
12		Coreopsis aurea / PACIFIC DOGWOOD	6-8" HT. BAB	AS SHOWN	ACCENT OPEN SPACE	8 SF		Coreopsis aurea / PACIFIC DOGWOOD	1' HT. @ 12" OC	AS SHOWN	ELK RESISTANT
174		Coreopsis aurea / PACIFIC DOGWOOD	6-8" HT. BAB	AS SHOWN	FRONTAGE, OPEN SPACE, ELK RESISTANT	8 SF		Coreopsis aurea / PACIFIC DOGWOOD	1' HT. @ 12" OC	AS SHOWN	ELK RESISTANT
34		Coreopsis aurea / PACIFIC DOGWOOD	6-8" HT. BAB	AS SHOWN	OPEN SPACE, BUTTER, ELK RESISTANT	8 SF		Coreopsis aurea / PACIFIC DOGWOOD	1' HT. @ 12" OC	AS SHOWN	ELK RESISTANT
43		Coreopsis aurea / PACIFIC DOGWOOD	2' CAL. 8" HT. MA. BAB	AS SHOWN	OPEN SPACE, BUTTER	8 SF		Coreopsis aurea / PACIFIC DOGWOOD	1' HT. @ 12" OC	AS SHOWN	ELK RESISTANT
111		Coreopsis aurea / PACIFIC DOGWOOD	6-8" HT. BAB	AS SHOWN	OPEN SPACE, BUTTER, ELK RESISTANT	8 SF		Coreopsis aurea / PACIFIC DOGWOOD	1' HT. @ 12" OC	AS SHOWN	ELK RESISTANT
43		Coreopsis aurea / PACIFIC DOGWOOD	2-1/2' CAL. 8" HT. MA. BAB	AS SHOWN	SPEC. TREE	8 SF		Coreopsis aurea / PACIFIC DOGWOOD	1' HT. @ 12" OC	AS SHOWN	ELK RESISTANT
111		Coreopsis aurea / PACIFIC DOGWOOD	6-8" HT. BAB	AS SHOWN	OPEN SPACE, BUTTER	8 SF		Coreopsis aurea / PACIFIC DOGWOOD	1' HT. @ 12" OC	AS SHOWN	ELK RESISTANT
SHRUBS											
125		Camellia japonica / CAMELLIA	5 CAL. 24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
162		Camellia japonica / CAMELLIA	5 CAL. 24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
183		Camellia japonica / CAMELLIA	5 CAL. 24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
1400		Camellia japonica / CAMELLIA	24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
183		Camellia japonica / CAMELLIA	5 CAL. 24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
25		Camellia japonica / CAMELLIA	24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
31		Camellia japonica / CAMELLIA	24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
1849		Camellia japonica / CAMELLIA	5 CAL. 24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
143		Camellia japonica / CAMELLIA	24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
1478		Camellia japonica / CAMELLIA	24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
91		Camellia japonica / CAMELLIA	5 CAL. 24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
111		Camellia japonica / CAMELLIA	5 CAL. 24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND
1256		Camellia japonica / CAMELLIA	5 CAL. 24" HT. MA.	AS SHOWN	RANGLAND	55,568 SF		Camellia japonica / CAMELLIA	1' HT. @ 12" OC	AS SHOWN	RANGLAND

* Plant sizes are specified per the American Standard for Nursery Stock, Publication M32, 1996.
* Plants are to be installed in accordance with the American Standard for Nursery Stock, Publication M32, 1996.

NOTES

1. ZONE 1P-1 AND TANNER LAKE WOOD
2. PLANTS SELECTED FROM THE 1995 COUNTY NATIVE PLANT LIST AND WILL BE IN ACCORDANCE WITH NORTH BEND MUNICIPAL CODE (NMC) CHAPTER 18.10 LANDSCAPE REGULATIONS
3. PLANTS WILL BE INSTALLED IN ACCORDANCE WITH NMC SECTION 18.10.05 PLANT SIZE, HEIGHT AND SPACING REQUIREMENTS
4. ALL PLANTINGS WILL BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM
5. STREET TREES WILL BE INSTALLED IN ACCORDANCE WITH 18.10.10 LANDSCAPE STANDARDS, STREETS AND PUBLIC ROADS OF BAY
6. VISION CLEARANCE TRIANGLES AT INTERSECTIONS, DRIVE X-ROADS AND DRIVE X-ROADS WILL BE MAINTAINED
7. 3" EIGHTY-FIVE FUTURE PLANTING SPACES WILL BE FULL-COLOR AND IN ACCORDANCE WITH NMC 18.10.10 LANDSCAPE STANDARDS
8. OPEN SPACE AT CLUB HOUSE WILL BE IN ACCORDANCE WITH NMC 17.25 RESIDENTIAL RECREATION AND COMMON SPACE REQUIREMENTS
9. PRIOR TO OCCUPANCY FOR THE FIRST BUILDING, ALL LANDSCAPE ASSURANCE DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH NMC 18.10.50 AND 18.10.60

LEGEND

Qty.	Symbol	Description
280		LANDSCAPE BUFFER (3 TO 5' MAINTENANCE BUFFER) (SEE PLAN ON SITE)
-		LANDSCAPE BUFFER (3 TO 5' MAINTENANCE BUFFER) (SEE PLAN ON SITE)
44		LANDSCAPE BUFFER (3 TO 5' MAINTENANCE BUFFER) (SEE PLAN ON SITE)



DAHLGREN PROPERTY
212 UNIT TOWNHOME DEVELOPMENT
North Bend WA
CEDAR RIVER PARTNERS, LLC

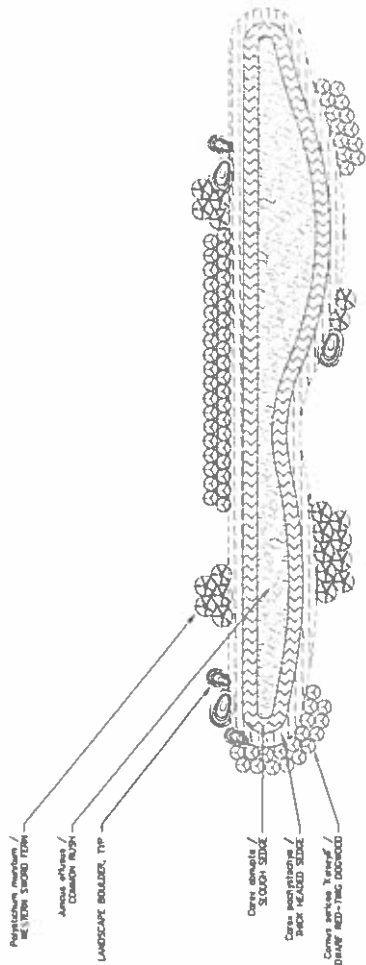
CONCEPTUAL
TYPICAL
BIO-CHANNEL
AND
RAINGARDEN
LAYOUT

DATE	10/11/11	BY	CONCEPT
DATE	10/11/11	BY	CONCEPT
DATE	10/11/11	BY	CONCEPT
DATE	10/11/11	BY	CONCEPT
DATE	10/11/11	BY	CONCEPT
DATE	10/11/11	BY	CONCEPT
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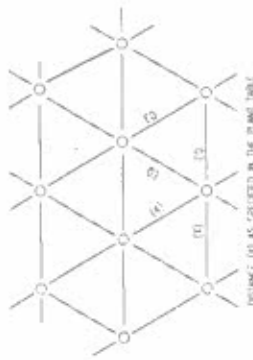
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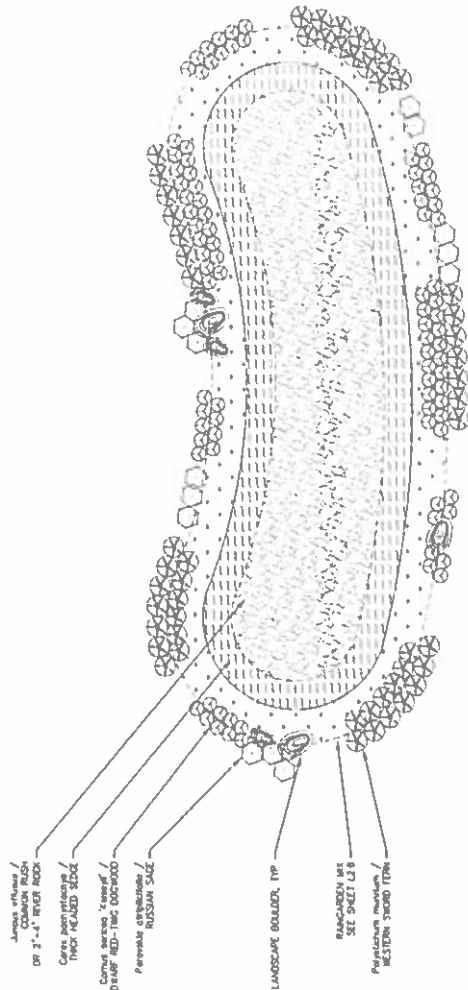
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2 PLAN: TYPICAL PLANTING LAYOUT - RAINGARDENS & BIO CHANNEL IN RIGHT-OF-WAY
1/8" = 1'-0"



1 PLAN: PLANT LAYOUT - TRI SPACE
1/8" = 1'-0"



3 PLAN: TYPICAL PLANTING LAYOUT - RAINGARDEN
1/8" = 1'-0"

Exhibit 4

Land Use Application, March 29, 2017

**CITY OF NORTH BEND**

P.O. Box 896 / 126 E Fourth Street

North Bend, WA 98045

(425) 888-5633 (425) 888-5636 (FAX)

APPLICATION # _____

LAND USE APPLICATION

(Please Print or Type)

PROJECT INFORMATIONProject Name Dahlgren PropertyDate: 3-29-2017Address 44124 SE North Bend WayPIN #(s) 1423089010Existing Land Use Single FamilyProposed Land Use TownhomeExisting Zoning EP-1Proposed Zoning EP-1Site Area (Square Feet & Acreage) 915,631 sf (21.02 ac)Attach Legal Description or Provide on Reverse**TYPE OF APPLICATION:** Binding Site Plan and Short Plat**DESCRIPTION OF PROJECT:**Develop the Dahlgren Family property into 212 residential units together with the requisite parking, open space and infrastructure as required by code.**OWNER/APPLICANT**Name: Eric C. EvansPhone: 425-559-2340Organization: Cedar River Partners, LLCCell: 425-495-0713Mailing Address 11624 SE 5th Street, Suite 210

Fax: _____

BellevueWA98005E-mail: eric.evans@shelterholdings.com

City

State

Zip

CONTACT PERSONName: Same as above

Phone: _____

Organization: _____

Cell: _____

Mailing Address _____

Fax: _____

City

State

Zip

E-mail: _____

TYPE OF APPLICATION & FEES / DEPOSITS

- ☐ AATS _____
- ☐ Admn Interp _____
- ☐ Annexation _____
- ☒ Binding Site Plan _____
- ☐ Boundary Line Adjustment _____
- ☐ Conditional Use Permit _____
- ☐ Master Site Plan Approval _____
- ☐ Major Site Plan Approval _____
- ☐ Minor Site Plan Approval _____
- ☐ Rezone _____
- ☐ Special Permit _____
- ☐ Temporary Permit _____
- ☐ Variance _____

SUBDIVISION

- ☐ Lot Line Adjustment _____
- ☒ Short Plat _____
- ☐ Tentative Plat _____
- ☐ Preliminary Plat _____
- ☐ Final Plat _____
- No. of Lots: _____ Plat Name: _____

XOwner/Applicant Signature

Acceptance of this application and fee(s) does not constitute a complete application. Plans and other material required to constitute a complete application are listed in the application procedure.

SHORELINE PERMIT:

- ☐ Substantial Development _____
- ☐ Conditional Use _____
- ☐ Variance _____
- ☐ Exemption _____
- ☐ Revision _____

PLANNED UNIT DEVELOPMENT

- ☐ Preliminary _____
- ☐ Final _____

MOBILE HOME PARKS

- ☐ Tentative _____
- ☐ Preliminary _____
- ☐ Final _____

ENVIRONMENTAL REVIEW

- Project Value: _____
- Sensitive Area _____
- APA: ☐ 1 ☐ 2 ☐ Other ☐ N/A
- SEPA _____
- Flood _____

TOTAL FEES: \$ _____

Date Paid: _____

Receipt #: **RECEIVED**

City Project Number #: _____ City of North Bend

MAR 29 2017

Community & Economic
Development Department


Parcel Number(s) of Affected Property: 1423089010

LEGAL DESCRIPTION OF PROPERTY

(If more space is required, please attach a separate sheet)

Please See Attached Sheet

Signature of Owner(s)



ERIC C. EVANS -

Please Print Name CEDAR RIVER PARTNERS, LLC Please Print Name

11624 SE 5TH STREET, SUITE 210

Address

BELLEVUE, WA 98005

City/State/Zip

425.495.0713 / 425.559.2300

Phone

Signature of Owner(s)

Address

City/State/Zip

Phone

Per NBMC Chapter 20.02.002(A), a development submittal requires notarized verification that the property affected by the application is in exclusive ownership of the applicant, or that the application has been submitted with the consent of all owners of the affected property.

NOTE: with prior arrangement, the City of North Bend's Community & Economic Development Department can provide Notary service.

Signed and sworn before me on this 29th day of March, 2017 by Eric Evans

(date)

(month, year)

Authorized Signer

SARABETH LEVINE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-01-17

(NOTARY PUBLIC SEAL)

(Signature of Notary Public)

Notary Public Name: Sarabeth Levine

Notary Public, residing in Redmond, WA

My Appointment Expires 4-1-17

Acceptance of this application and required filing fee does not constitute a complete application. Plans and other material required to constitute a complete application are listed in the application procedure.

EXHIBIT "A"

Legal Description

That portion of the northwest quarter of Section 14, Township 23 North, Range 8 East, Willamette Meridian, in King County, Washington, described as follows:

Beginning at the intersection of the west line of said northwest quarter and the southwesterly margin of Chicago, Milwaukee and St. Paul railroad right-of-way;
Thence south 49°30'09" east along said right-of-way 1055.58 feet to a point of curve;
Thence southeasterly along said curve to the right having a radius of 5679.58 feet, through a central angle of 08°12'00", an arc length of 812.15 feet (812.84 feet calc.);
Thence south 41°18'09" east 1049.10 feet to the "orchard fence" as established by decree entered in King County Superior Court Cause Number 148126;
Thence south 38°03'22" west along said fence 77.38 feet to the northeasterly margin of State Route 2, also known as SE North Bend Way, as monumented;
Thence north 54°22'36" west along said margin 662.57 feet to an angle point in said margin;
Thence continuing along said margin north 54°34'06" west 1837.28 feet to the west line of the northwest quarter of said Section 14;
Thence north 00°51'55" east along said west line 653.81 feet to the point of beginning;
EXCEPT that portion of the northwest quarter of section 14, township 23 north, Range 8 East, Willamette meridian, lying westerly of the following described line:

Commencing at the west quarter corner of said section 14;
Thence north 00°51'55" east along the west line thereof 1457.52 feet, more or less, to the northeasterly margin of SE North Bend Way (a.k.a. Sunset Highway);
Thence south 54°34'06" east 33.72 feet to the point of beginning;
Thence north 00°00'26" east 658.18 feet, more or less, to the intersection with the southwesterly margin of the Chicago, Milwaukee & St. Paul Railroad right of way and the terminus of this described line.

(Also known as Revised Parcel C as delineated on Record of Survey recorded under recording number 20020930900005, and amendment thereto recorded under recording number 20110615900001.)

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ALTA Commitment (06/17/2006)

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March 29, 2017

City of North Bend
PO Box 896
126 E Fourth Street
North Bend, WA 98045

Re: 44124 SE North Bend Way
Parcel No. 1423089010

To Whom it May Concern:

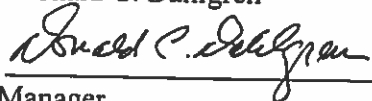
I am Donald C. Dahlgren, manager of Dahlgren Family LLC #7, LLC, the owner of the above-referenced property in North Bend, WA. We have entered into a contract to sell the property to Shelter Holdings, LLC who we understand has formed a related entity, Cedar River Partners, LLC, to acquire and develop the property ("Buyer").

I am aware that Buyer's representative, Eric Evans, intends to submit to the City of North Bend certain land use applications for binding site plan and short plat of the subject property prior to contract closing. While Dahlgren Family LLC #7, LLC is not a party to such applications, it is in support of them and consents to the submission of the applications by Buyer. I hereby authorize Mr. Evans to submit and/or file on Buyer's behalf such applications in advance of formal transfer of title at closing.

Sincerely,

Dahlgren Family LLC #7

By: Donald C. Dahlgren



Its Manager

440 McGilvra Blvd East
Seattle, WA 98112

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City of North Bend

MAR 29 2017

Community & Economic
Development Department

March 29, 2017

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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Donald C. Dahlgren is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Dahlgren Family LLC #7 to be the free and voluntary act of such party for the uses and purposes stated therein.

Dated March 29, 2017.



Inger C. Brockman
Name: INGER C. BROCKMAN
NOTARY PUBLIC, State of Washington
My appointment expires MAY 8, 2020